


When recorded return to:  
Jason K. Nye and Robin D. Nye  
14589 Dungeness Lane  
Anacortes, WA 98221

  
**201811280027**  
11/28/2018 11:15 AM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035901

**CHICAGO TITLE**  
020035901

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark J. Staudacher and Christa S. Staudacher, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jason K. Nye and Robin D. Nye, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 34 and 35 GIBRALTER ANNEX

Tax Parcel Number(s): P73638 / 4110-000-035-0008

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20185177

NOV 28 2018

Amount Paid \$ 23590.00  
Skagit Co. Treasurer

By  Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 15, 2018

[Signature]  
Mark J. Staudacher

[Signature]  
Christa S. Staudacher

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Mark J. Staudacher and Christa S. Staudacher is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 19<sup>KAF</sup>, 2018

[Signature]  
Name: Katheryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P73638 / 4110-000-035-0008**

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Tracts 34 and 35, GIBRALTER ANNEX, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington;

TOGETHER WITH that portion of the tidelands of the second class in front of Tracts 34 and 35, Gibraltar Annex, according to the plat thereof recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington, and between the Northerly and Southerly lines of said tracts produced, lying within the boundaries of the following described tracts to-wit:

Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East of the Willamette Meridian;

Thence North 15° East 9.697 chains;

Thence South 75° East 2.727 chains;

Thence North 63° 45 feet East 2.977 chains;

Thence South 2° 43 feet West 22.214 chains;

Thence South 7°19 feet East 17.942 chains;

Thence South 4°30 feet West 5.00 chains;

Thence South 17° 47 feet West 32.75 chains;

Thence South 50°30 feet West 18.00 chains;

Thence North 39° 30 feet West 4.545 chains;

Thence North 50° 30 feet 18 chains;

thence North 32° 30 feet East 4.00 chains;

Thence North 6° East 9.00 chains;

Thence North 22° 30 feet East 17.00 chains;

Thence North 4° 30 feet East 5.00 chains;

Thence North 15° West 17.00 chains;

Thence North 6° West 13.60 chains to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Gibraltar Annex:

Recording No: 478385

2. Exceptions and reservations contained in Deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening, developing and working mines, etc. provided that no rights shall be exercised until provisions has been made for full payment of all damages sustained by reason of such entry;  
From: The State of Washington  
Auditor's File No.: 226978, records of Skagit County, Washington  
Affects: Tidelands
3. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, logging and/or lumbering railroads, skid roads, flumes, canals, water, timber, stone, minerals or other products from other lands, contained in Deed;  
From: The State of Washington  
Auditor's File No.: 226978, records of Skagit County, Washington  
Affects: Tidelands
4. Exceptions, reservations, conditions, and reversions, including the right of reversion in favor of the State of Washington with respect to the cultivation of oysters as provided for by the acts commonly known as the Bush Act (Chapter 24, Laws of 1885) of the Callow Act (Chapter 25, Laws of 1885, and as set forth in the deed from the State of Washington);  
Auditor's File No.: 226978, records of Skagit County, Washington  
Affects: Tidelands
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 12, 1962  
Auditor's No(s): 620198, records of Skagit County, Washington  
In favor of: Adjacent property owners  
For: Road  
Affects: A 12 foot strip of land
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 10, 1962  
Auditor's No(s): 624927, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary

**EXHIBIT "B"**Exceptions  
(continued)

- appurtenances  
Affects: Right to construct, operate, maintain, repair, replace and enlarge one or  
more electric transmission and/or distribution lines over and/or under the right of  
way
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 6, 1962  
Auditor's No(s): 624927, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances
  8. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and  
Development Services Lot of Record Certification;  
Recorded: September 6, 2005  
Auditor's No(s): 200509060010, records of Skagit County, Washington
  9. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning Director  
Administrative Decision PL05-0364;  
Recorded: October 3, 2005  
Auditor's No(s): 200510030196, records of Skagit County, Washington
  10. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: May 3, 2006  
Auditor's No(s): 200605030094, records of Skagit County, Washington
  11. As to any portion of said land now, formerly or in the future covered by water: Questions or  
adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in  
course, boundary or location of the body of water; (3) rights of the State of Washington if the  
body of water is or was navigable; and (4) public regulatory and recreational rights (including  
powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  12. Record of Survey:  
Recorded: March 15, 2004  
Auditor's No.: 200403150165
  13. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 14, 2018  
between Jason K Nye Robin D Nye ("Buyer")  
Buyer Buyer  
and Mark J Staudacher Christa S Staudacher ("Seller")  
Seller Seller  
concerning 14589 Dungeness Ln Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthentisIGN  
Jason Nye 10/14/2018  
Buyer 9:57:01 PM PDT Date

AuthentisIGN  
Mark J Staudacher 08/18/2018  
Seller 11:34:11 AM PDT Date

AuthentisIGN  
Robin Nye 10/14/2018  
Buyer 9:12:26 PM PDT Date

AuthentisIGN  
C Staudacher 08/18/2018  
Seller 12:38:40 PM PDT Date