

When recorded return to:
Brendan T. Gray and Pamela J. Stith
PSC 50 Box 7027
APO AE 09494



201901170032

01/17/2019 01:14 PM 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.: 620036517

CHICAGO TITLE

620036517

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew B. Commerford and Ginger S. Commerford, 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 Brendan T. Gray and Pamela J. Stith, husband and wife

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): 3 SURVEY CRANBERRY HEIGHTS PH 1

Tax Parcel Number(s): P108709 / 3809-115-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019168
JAN 17 2019

Amount Paid \$ 7,374.20
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 2, 2019

Matthew B. Commerford
Matthew B. Commerford
Ginger S. Commerford
Ginger S. Commerford

State of Maryland
County of St. Mary's

I certify that I know or have satisfactory evidence that Matthew B. Commerford and Ginger S. Commerford
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: Jan 18, 2019

D. Baden
Name: Damaris Baden
Notary Public in and for the State of Maryland
Residing at: see below
My appointment expires: 1/30/19

STATE OF MARYLAND
Damaris Baden, Notary Public
St. Mary's County
Commission Expires Jan. 30, 2019

TPL#RPI99907569
Expires 8/31/2017 2019
44194 St. Andrews Circle
California, MD 20619
Per MD Requirement
W

Escrow #
620036517
W

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108709 / 3809-115-003-0000

Lot 3, of the SURVEY OF CRANBERRY HEIGHTS PHASE I, recorded in Volume 18 of Surveys, pages 26 and 27, records of Skagit County, Washington, being a portion of Blocks 1114 through 1117, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, pages 9, 10 and 11, records of Skagit County, Washington;

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 11, 1995
 Auditor's No(s): 9504110031, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

2. 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 **CRANBERRY HEIGHTS PHASE I:**

 Recording No: 9602150083

3. Agreement, including the terms and conditions thereof; entered into;
 By: Rock Ridge, L.L.C.
 And Between: Edward Hawkings
 Recorded: April 25, 1997
 Auditor's No.: 9704250157, records of Skagit County, Washington
 Providing: Construction of road and water service

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: November 24, 1954
 Auditor's No(s): 509693, records of Skagit County, Washington
 Executed By: Park Estates Development, Co., a limited partnership

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: February 15, 1996
 Auditor's No(s): 9602150082, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

6. Assessments, if any, levied by City of Anacortes.
7. 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 November 01, 2018
between Brendan T Gray Pamela J Stith ("Buyer")
and Matthew B Commerford Ginger S Commerford ("Seller")
concerning 3707 W 8th St Anacortes WA 98221 (the "Property")

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.

Brendan T Gray
Buyer
Date
Pamela J Stith
Buyer
Date

Matthew B Commerford 2/20/18
Seller
Date
Ginger S Commerford 11/1/18
Seller
Date