

When recorded return to:
Arthur Wagner and Paula Wagner
5384 Quiet Cove Rd.
Anacortes, WA 98221



201902010030

02/01/2019 11:30 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037191

CHICAGO TITLE
020037191

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl H. Nyberg, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Arthur Wagner and Paula Wagner, a married couple

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

Lot 1 of Skagit County Short Plat No. SPT94-009 as approved June 6, 1994, and recorded June 6, 1994, in Volume 11 of Short Plats, page 82, under Auditor's File No. 9406060046, and as amended by instrument recorded May 24, 1996 under Auditor's File No. 9605240126, records of Skagit County, Washington; being a portion of Government Lot 5, in Section 24, Township 34 North, Range 1 East, W.M., and Julius S. Potters Plat of Fidalgo City.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P19619 / 340124-3-012-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190201
FEB 01 2019

Amount Paid \$ 1225.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 24, 2019

[Signature]

Carl H. Nyberg

State of WA
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Carl H. Nyberg
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: 2/1/19



[Signature]

Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **SKAGIT COUNTY SHORT PLAT NO. SPT94-009:**

Recording No: 9406060046

Amended by instrument recorded under Auditor's File No. 9605240126

2. Agreement, including the terms and conditions thereof:

Recording Date: March 21, 1989
Recording No.: 8903210035
Regarding: Easements and Maintenance Agreement

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 9, 1983
Recording No.: 8312090013

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 24, 1925
Recording No.: 187590

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 12, 1955
Recording No.: 523434

EXHIBIT "A"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
Purpose: Electric line clearing
Recording Date: November 23, 1965
Recording No.: 674970
7. Reservations and recitals contained in the Deeds as set forth below:
- Recording No.: 149313
Recording No.: 150572
- No determination has been made as to the current ownership or other matters affecting said reservations.
8. Any question that may arise due to shifting or change in the course, boundaries or high water line of Puget Sound or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Puget Sound.
9. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
11. Terms, conditions, and restrictions of Findings of Fact Entry of Order No. VA-92-008:
- Recording Date: July 6, 1992
Recording No.: 9207060006
12. Correction Easement for Quiet Cove Road, including the terms, covenants and provisions thereof;
- Recording Date: July 11, 2000
Recording No.: 200007110058
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 January 10, 2019

between Arthur Wagner Paula Wagner ("Buyer")
Buyer Buyer

and Carl H Nyberg ("Seller")
Seller Seller

concerning 5380 Quiet Cove Road 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.

Authenticator
Arthur Wagner 01/10/2019
Buyer 7:41:55 PM PST Date

Authenticator
Carl H Nyberg 01/14/2019
Seller 9:21:54 PM PST Date

Authenticator
Paula Wagner 01/10/2019
Buyer 7:44:05 PM PST Date

Seller Date