

When recorded return to:

Adrienne Jandreau and Jessica L. Brady
505 35th Street
Anacortes, WA 98221



201902220106

02/22/2019 03:48 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036068

CHICAGO TITLE
620036068

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick C. Havel and Rachael M. Havel, each as their separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Adrienne Jandreau and Jessica L. Brady, a married couple
and Veronica Nelson, an unmarried woman

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

Lots 3 and 4, Block 25, BEALE'S MAPLE GROVE ADDITION TO ANACORTES, according to the
plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington;

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Situated in Skagit County, Washington.

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

**2019613
FEB 22 2019**

Tax Parcel Number(s): P56727 / 3775-025-004-0000

Amount Paid \$ **5343.22**
Skagit Co. Treasurer
By **HB** Deputy

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: February 13, 2019

Patrick C. Havel
Patrick C. Havel

Rachael M. Havel
Rachael M. Havel

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Patrick C. Havel is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 19, 2019

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

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

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Rachael M. Havel is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 19, 2019

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

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

EXHIBIT "A"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by City of Anacortes.

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 December 12, 2018
between Adrienne Jandreau Veronica Nelson ("Buyer")
Buyer
and Patrick C Havel Rachael M Havel ("Seller")
Seller
concerning 505 35th Street 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
Adrienne Jandreau 12/12/2018
Buyer 5:20:05 PM PST Date

Authentisign
Veronica Nelson 12/12/2018
Buyer 3:41:16 PM PST Date

Authentisign
Patrick C Havel 12/14/2018
Seller 8:37:05 AM PST Date

Authentisign
Rachael M Havel 12/14/2018
Seller 8:34:35 AM PST Date