

When recorded return to:  
Scott J. Weston and Katherine M. Weston  
15203 Dewey Crest Lane  
Anacortes, WA 98221



**201902280065**

02/28/2019 11:31 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019691

FEB 28 2019

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036318

Amount Paid \$ 5,262.<sup>64</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

CHICAGO TITLE

620036318

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kole C. Pepper, a married man as his 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 Scott J. Weston and Katherine M. Weston, a married couple

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

Lots 16 And 17, DEWEY BEACH ADDITION NO. 4, according to the plat thereof, recorded in  
Volume 7 of Plats, page 50, records of Skagit County, Washington;

EXCEPT The Southwesterly 56.18 Feet Of Lot 16, measured along the Northwesterly line thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P65078 / 3904-000-016-0003, P65079 / 3904-000-017-0002,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 20, 2019

Kole C. Pepper  
Kole C. PepperJessica Pepper  
Jessica PepperState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kole C. Pepper and Jessica Pepper are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 20, 2019  
Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: April 24, 1984  
Auditor's No.: 8404240022, records of Skagit County, WA  
To: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution lines, together with necessary appurtenances  
Affects: Northerly 10 feet of Lot 17
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: July 31, 1984  
Auditor's No.: 8407310022, records of Skagit County, WA  
To: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution lines, together with necessary appurtenances  
Affects: Westerly 7 feet of Lots 16 and 17
3. Agreements for an on-site mound fill sewage disposal system  
By: Russell G. French and Ann D. French, husband and wife  
And between: Skagit County  
Recorded: July 27, 1983  
Auditor's Nos.: 8307270076, 8307270077, and 8307270078  
Records of: Skagit County, Washington  
Affects: Said premises and other property
4. Covenants, conditions and restrictions 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 No.: 791878
5. On-Site Sewage System Operation and Maintenance Agreement, including the terms, covenants and provisions thereof  
  
Recording Date: July 10, 2003  
Recording No.: 200307100082
6. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 09, 2019  
between Scott Weston Katherine M Weston ("Buyer")  
Buyer Buyer  
and Kole C Pepper ("Seller")  
Seller Seller  
concerning 15203 Dewey Crest 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.

Authenticat  
Scott Weston 01/11/2019  
Buyer 11:57:02 AM PST Date

Authenticat  
Katherine M Weston 01/11/2019  
Buyer 11:54:41 AM PST Date

Authenticat  
Kole C Pepper 01/10/2019  
Seller 8:44:05 PM PST Date

Seller Date