

When recorded return to:
Michael Cortright and
Roxanne Cortright, Trustees
4214 Marine Heights Way
Anacortes, WA 98221

201903190055
03/19/2019 11:09 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.: 620037461

CHICAGO TITLE
020037461

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonny Eckstein, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Cortright and Roxanne Cortright, Trustees of The Cortright Living Trust, dated October 30, 1998

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

Lot 22, "PLAT OF MARINE HEIGHTS", according to the plat thereof recorded in Volume 16 of Plats, pages 173 through 175, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111760 / 4695-000-022-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019972
MAR 19 2019

Amount Paid \$ 17,360.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 6, 2019


Bonny EcksteinState of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Bonny Eckstein is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

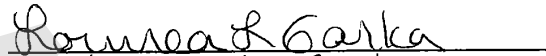
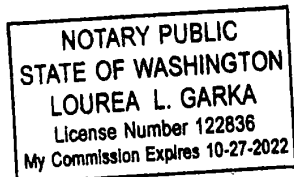
Dated: March 15, 2019
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 14, 1977
 Auditor's No(s): 858311, 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 Marine Heights:

 Recording No: 9707220058

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: July 30, 1997
 Recording No.: 9707300089

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: August 5, 1997
 Recording No.: 9708050055

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

 Imposed by: Marine Heights Association
 Recording Date: July 30, 1997 and August 5, 1997
 Recording No.: 9707300089 and 9708050089

5. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: September 13, 1999
Recording No.: 199909130145

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 9, 2002, December 3, 2003, April 18, 2005 and July 8, 2005
Recording No.: 200210090113, 200312030076, 200504180011 and 200507080161

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Marine Heights Association
Recording Date: September 13, 1999
Recording No.: 199909130145

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.
9. Assessments, if any, levied by Marine Heights Association.

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 February 15, 2019

between The Cortright Living Trust ("Buyer")

Buyer

Buyer

and Bonny Eckstein ("Seller")

Seller

Seller

concerning 4214 Marine Heights Way 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.

Authentication
Michael S. Cortright, Trustee 02/15/2019
Date
2/15/2019 2:44:12 PM PST

Authentication
Bonny Eckstein 02/18/2019
Date
2/18/2019 3:37:09 PM PST

Authentication
Michael S. Cortright, Trustee 02/15/2019
Date
2/15/2019 2:35:33 PM PST

Seller Date