

When recorded return to:
Gabriel LaHue and Deirdre Griffin
2216 29th Street
Anacortes, WA 98221

201904010107
04/01/2019 11:43 AM 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.: 620037319

CHICAGO TITLE
620037319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Myron L. Egbers, 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 Gabriel LaHue and Deirdre Griffin, husband and wife

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

The East 1/2 of Lot 13, and all of Lots 14 and 15, Block 220, "MAP OF THE CITY OF
ANACORTES, SKAGIT COUNTY, WASHINGTON," as per Plat recorded in Volume 2 of Plats,
page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P115474 / 3772-220-015-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 01 2019

Amount Paid \$ 6867.20
By MA Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 25, 2019

Myron L. Egbers
Myron L. Egbers

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Myron L. Egbers is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 28, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

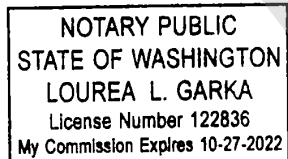


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: June 14, 1999
Recording No.: 9906140136
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by the 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 February 27, 2019
between Gabriel LaHue and Deirdre Griffin ("Buyer")
Buyer Buyer
and Myron L. Egbers ("Seller")
Seller Seller
concerning 2216 29th 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
Gabriel LaHue 02/27/2019
Buyer 2:32:01 PM PST Date

Authentisign
Myron L. Egbers 03-28-19
Seller 11:45:34 AM PST Date

Authentisign
Deirdre Griffin 02/27/2019
Buyer 2:42:27 PM PST Date

Seller Date