

When recorded return to:
Kathryn A. Dougherty and Aaron B. Katz
1616 Georgia Place
Anacortes, WA 98221



201904090028

04/09/2019 11:32 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037707

CHICAGO TITLE

020037707

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeannie Shakstad and Paul Shakstad, trustees of the Jeannie Shakstad and Paul Shakstad Trust, dated December 10, 2012

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kathryn A. Dougherty and Aaron B. Katz, a married couple

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

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

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

Lot(s): Ptn. 2 and 7 ANACORTES SHORT PLAT NO. 91-008 ; being ptn.

Tax Parcel Number(s): P99825 / 3809-511-002-0200 BILKs 508,509, 510 + 511,

Subject to: Northern Pacific Addition to Anacortes (MD)

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191249

APR 09 2019

Amount Paid \$ 14,823.50
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2019

Jeannie Shakstad and Paul Shakstad, trustees of the Jeannie Shakstad and Paul Shakstad Trust,
dated December 10, 2012BY: *Jeannie Shakstad*
Jeannie ShakstadBY: *Paul Shakstad*
Paul ShakstadState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeannie Shakstad and Paul Shakstad are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees of The Jeannie Shakstad and Paul Shakstad Trust, dated December 10, 2012 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

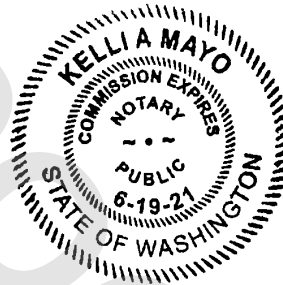
Dated: 3/26/19Name: Kelli A Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6-19-21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99825 / 3809-511-002-0200

Parcel A:

All that portion of Lots 2 and 7 of ANACORTES SHORT PLAT NO. 91-008, as approved November 4, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, pages 27 and 28, under Auditor's File No. 9111050069, records of Skagit County, Washington; being a portion of Blocks 508, 509, 510 and 511, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Southwesterly most corner of said Lot 2;
thence North 11°21'46" West a distance of 150.95 feet;
thence South 67°04'04" East a distance of 91.50 feet;
thence South 26°44'27" East a distance of 29.83 feet to the right of way margin of Georgia Place as described in corrected Quit Claim Deed recorded under Auditor's File No. 9207310069;
thence Southerly along said ROW margin to a point bearing North 39°53'20" West of the Southeasterly corner
of said Lot 2; thence South 39°53'20" East a distance of 33.25 feet to said Southeasterly corner;
thence South 69°42'21" West a distance of 99.88 feet to the point of beginning,

Situated in Skagit County, Washington.

Parcel B:

An easement for ingress and egress as recorded under Auditor's File No. 9805130110.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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 Date: November 24, 1954
Recording No.: 509693
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 Short Plat No. ANA 91-008:

Recording No: 9111050069
3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: September 4, 1992
Recording No.: 9209040047
4. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: March 2, 1993
Recording No.: 9303020072
5. 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 Date: October 15, 1992
Recording No.: 9210150088
6. Easement by and between the City of Anacortes and Paul F Talbot and Peggy FI Talbot, husband and wife over and across the southerly 30 feet of Vacated 5th Street including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 13, 1998
Recording No.: 9805130110

7. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: July 31, 1992
Recording No.: 9207310069

being a re-recording of 9207060157

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Anacortes.

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 March 08, 2019
between Aaron Katz Kathryn Dougherty ("Buyer")
Buyer Buyer
and Shakstad Trust Jeannie & Paul Shakstad, Trust ("Seller")
Seller Seller
concerning 1616 Georgia Place 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.

Authenticate
Aaron Katz 03/09/2019
Buyer 12:51:08 PM PST Date

Authenticate
Kathryn Dougherty 03/09/2019
Buyer 12:38:29 PM PST Date

Authenticate
Paul Shakstad 03/09/2019
Seller 7:52:01 PM PST Date

Authenticate
Jeannie Shakstad 03/09/2019
Seller 6:42:50 PM PST Date