

When recorded return to:
Paul Ryan and Vanessa Ryan
1415 Commercial Ave. #211
Anacortes, WA 98221



201904240010

04/24/2019 11:28 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.: 620037785

CHICAGO TITLE

620037785

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rhonda R. Stewart, an unmarried person, as her 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 Paul Ryan and Vanessa Ryan, 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.)

Tax/Map ID(s): P56662 / 3775-013-014-0004 AND P56663 / 3775-013-016-0002

LTS. 13, 14, 15 & 16, BLK 13, BEALE'S MAPLE-GROVE ADDN TO THE CITY OF ANACORTES,
2/19 -

SKAGIT COUNTY

Tax Parcel Number(s): P56662/3775-013-014-0004, P56663/3775-013-016-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191481
APR 24 2019

Amount Paid \$ 12,162.40
Skagit Co. Treasurer
By *ham* Deputy

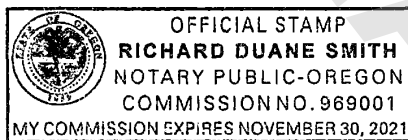
STATUTORY WARRANTY DEED
(continued)

Dated: April 15, 2019

Rhonda R. Stewart
Rhonda R. Stewart

State of Oregon
County of Clatsop

I certify that I know or have satisfactory evidence that Rhonda R. Stewart 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: 16 April 2019

Richard Duane Smith
Name: Richard Duane Smith
Notary Public in and for the State of Oregon
Residing at: 12 Hilltop Seaside OR
My appointment expires: 11-30-21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56662/3775-013-014-0004 and P56663/3775-013-016-0002

PARCEL A:

LOTS 13 AND 14, BLOCK 13, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 15 AND 16, BLOCK 13, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "B"**Exceptions**

1. 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."
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Anacortes.