

When recorded return to:  
Robin D Rice and Eric A Rice  
4115 Jasper Way  
Anacortes, WA 98221

201904240027  
04/24/2019 01:39 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191487  
APR 24 2019

Amount Paid \$ 10,062.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036587

CHICAGO TITLE  
020036587

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brittany Lynn Pianetta and John Thomas Pianetta, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Robin D Rice and Eric A Rice, 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): 26 CEDAR GLEN PLAT, PHASE II

Tax Parcel Number(s): P120997 / 4825-000-026-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 16, 2019

*Brittany Lynn Pianetta*  
Brittany Lynn Pianetta

*John Thomas Pianetta*  
John Thomas Pianetta

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brittany Lynn Pianetta and John Thomas Pianetta 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: April 19, 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

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120997 / 4825-000-026-0000**

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**PARCEL A:**

Lot 26, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13, 2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

**PARCEL B:**

A non-exclusive driveway easement, running with the land, for ingress, egress and utilities, over under, along and across the North 30 feet of the West 68 feet of Lot 25, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13, 2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

**EXHIBIT "B"**

## Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: August 20, 1981  
 Auditor's No(s): 8108200071, records of Skagit County, Washington  
 In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns  
 For: ".... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services... "
2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: September 11, 1981  
 Auditor's No.: 8109110033, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: March 31, 2003  
 Auditor's No.: 200303310327, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: September 4, 2003  
 Auditor's No(s): 200309040153, records of Skagit County, Washington  
 In favor of: Port of Anacortes, a Washington municipal corporation  
 For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft  
 Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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,

**EXHIBIT "B"**Exceptions  
(continued)

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 **CEDAR GLEN PLAT PHASE II:**

Recording No: 200311130098

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Irving Construction Corporation  
 Purpose: Driveway easement, for ingress, egress and utilities  
 Recording Date: June 16, 2005  
 Recording No.: 200506160090

7. Quit Claim Deed Easement including the terms, covenants and provisions thereof

Recording Date: June 16, 2005  
 Recording No.: 200506160089

8. 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."

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