

When recorded return to:
Justin Beck and Teresa Beck
1918 39th Street
Anacortes, WA 98221



201904290059

04/29/2019 11:33 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.: 620036835

CHICAGO TITLE

W20036835

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence Alexander Moody and Sandra K. Moody, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Justin Beck and Teresa Beck, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 16, DIVISION 1 HORIZON HEIGHTS ADDITION, according to the plat thereof recorded in
Volume 11 of Plats, Page 90, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80348 / 4366-000-016-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191543
APR 29 2019

Amount Paid \$ 7,071.⁶⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2019

X Lawrence Alexander Moody
Lawrence Alexander Moody
X Sandra K. Moody
Sandra K. Moody

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lawrence Alexander Moody and Sandra K. Moody 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: 4/23/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Waukegan, WA
My appointment expires: 10/1/2019

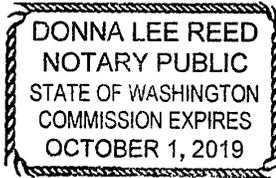


EXHIBIT "A"
Exceptions

1. 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 HORIZON HEIGHTS ADDITION DIVISION 1:

Recording No: 868481

2. 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 4, 1977

Recording No.: 868072

3. City, county or local improvement district assessments, if any.
4. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 16, 2019
between Justin K Beck Teresa G Beck ("Buyer")
Buyer Buyer
and Lawrence A. Moody Sandra K. Moody ("Seller")
Seller Seller
concerning 1918 39th 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.

Authentication
Justin K Beck 03/18/2019
Buyer 2:06:39 PM PDT Date

Authentication
Lawrence A. Moody 03/18/2019
Seller 2:31:48 PM PDT Date

Authentication
Teresa G Beck 03/18/2019
Buyer 2:08:08 PM PDT Date

Authentication
Sandra K. Moody 03/18/2019
Seller 2:35:08 PM PDT Date