

When recorded return to:
George A. Matter
6074 South Shore Road
Anacortes, WA 98221



201905010037

05/01/2019 11:41 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.: 620038086

CHICAGO TITLE CO.
620038086

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary N. Curtis, Trustee of the Gary and Betty Curtis Family Revocable Trust,
dated October 12, 2011

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to George A. Matter, presumptively subject to the community
property interest of a spouse/registered domestic partner, if any

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): *ptn. Lots 9-22, BIK-25 and ptn. Lots 9-22,
BIK-30, Plat of City of North Anacortes*

Tax Parcel Number(s): P60807 / 3843-025-022-0000,

(MD)

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191619
MAY 01 2019

Amount Paid \$ *5345.00*
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 23, 2019

Gary N. Curtis, Trustee of the Gary and Betty Curtis Family Revocable Trust, dated October 12, 2011

BY: *Gary N. Curtis*

Gary N. Curtis
Trustee

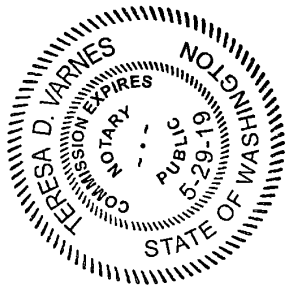
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Gary N. Curtis

is/are the person(s) who appeared before me, and said person acknowledged that he/she/they) signed this instrument, on oath stated that he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Gary and Betty Curtis Family Trust, Dated October 12, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-23-19



Name: *Teresa D. Varnes*

Notary Public in and for the State of WA

Residing at: Camano Island

My appointment expires: 5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60807 / 3843-025-022-0000

Lots 9 through 22, inclusive, Block 25, "City of North Anacortes, Skagit County, Washington", as per plat recorded in Volume 3 of plats, page 23-1/2, records of Skagit County, Washington.

TOGETHER WITH all of the vacated alley lying between Lots 9 through 22 and also together with the North 1/2 of vacated Poplar Street adjacent to Lots 16 through 22 of said Block 25; all of which has reverted to said premises by operation of law;

AND TOGETHER WITH the North 50 feet of Lots 9 through 15, inclusive, Block 30, "The City of North Anacortes, Skagit County, Washington", as per plat recorded in Volume 3 of plats, page 23-1/2, records of Skagit County, Washington.

AND TOGETHER WITH the South 1/2 of vacated Poplar Street adjacent to said Lots 9 through 15 all of which has reverted to said premises by operation of law;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of the City of North Anacortes:

Recording No: Volume 3, Page 23

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 Survey:

Recording No: 9001250003

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

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: July 15, 1993
Recording No.: 9307150043

4. Skagit County Conditional Agreement, including the terms, covenants and provisions thereof;

Recording Date: April 28, 1994
Recording No.: 9404280097

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

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: May 26, 1994
Recording No.: 9405260005

6. Variance Permit VA 97-0008, including the terms, covenants and provisions thereof;

Recording Date: April 1, 1997
Recording No.: 9704010028

EXHIBIT "B"Exceptions
(continued)

7. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Alley and Poplar Street
Affects: Vacated portion of said premises

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P60807 / 3843-025-022-0000
Levy Code: 1500
Assessed Value-Land: \$120,300.00
Assessed Value-Improvements: \$134,000.00

General and Special Taxes:
Billed: \$2,653.37
Paid: \$0.00
Unpaid: \$2,653.37

10. City, county or local improvement district assessments, if any.

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 April 08, 2019
between George A Matter Alicia L Matter ("Buyer")
Buyer Buyer
and Gary N Curtis, Trustee Curtis Family Revocable Trust ("Seller")
Seller Seller
concerning 6074 S Shore Rd 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.

Authentic
George A Matter 04/08/2019
Buyer 5:15:24 PM PDT Date
Authentic
Alicia L Matter 04/08/2019
Buyer 6:59:08 PM PDT Date

Gary N Curtis Trustee 4/9/19
Seller Date
Seller Date