

When recorded return to:
Andrew Pangelinan and Kathleen Pangelinan
3515 Cedar Glen Way
Anacortes, WA 98221



201905240101

05/24/2019 01:44 PM 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.: 620038001

CHICAGO TITLE
620038001

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan A. Gingery, also appearing of record as Nathan Gingery and DeAnna J. Gingery, 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 Andrew Pangelinan and Kathleen Pangelinan, husband and wife

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

TRACT N OF SURVEY RECORDED SEPTEMBER 10, 2003, UNDER AUDITOR'S FILE NO. 200309100229, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF BLOCK 1309, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120860/ 3809-309-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1980
MAY 24 2019

Amount Paid \$9,465.⁷⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2019

Nathan A. Gingery by DeAnna M. Gingery
his attorney in fact
Nathan A. Gingery by DeAnna M. Gingery,
his attorney in fact
DeAnna M. Gingery
DeAnna M. Gingery

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

DeAnna M. Gingery
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 22 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Deanna J. Gingery is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Nathan A. Gingery and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 22, 2019

Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

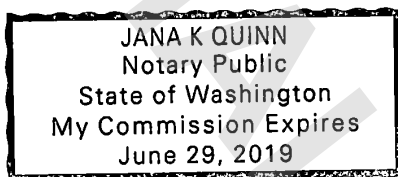


EXHIBIT "A"

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 Northern Pacific Addition to Anacortes:

Recording No: Volume 2 Page 9

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: 200309100229

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

Granted to: Puget Sound Energy, Inc.
 Purpose: underground electric system
 Recording Date: March 31, 2003
 Recording No.: 200303310337
 Affects: The Southerly 10 Feet lying adjacent to West 5th Street

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

Granted to: Homestead Nw Dev Co., a Washington corporation
 Purpose: transmission, distribution and sale of electricity
 Recording Date: June 30, 2003
 Recording No.: 200306300329
 Affects: a portion of said premises

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

EXHIBIT "A"

Exceptions
(continued)

7. Assessments, if any, levied by the City of 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 4/17/2019
between Andrew Pangelinan Kathleen Pangelinan ("Buyer")
Buyer Buyer
and Nathan A. Gingery DeAnna M. Gingery ("Seller")
Seller Seller
concerning 3910 W 5th 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.

Authentisign
Andrew Pangelinan 04/17/2019
Buyer 4/17/2019 9:22:51 AM PDT Date

Authentisign
Nathan A. Gingery 04/13/2019
Seller 4/13/2019 7:21:47 PM PDT Date

Authentisign
Kathleen Pangelinan 04/17/2019
Buyer 4/17/2019 9:25:12 AM PDT Date

Authentisign
DeAnna M. Gingery 04/13/2019
Seller 4/13/2019 7:26:59 PM PDT Date