

AFTER RECORDING MAIL TO:

Rick Harvey, Manager
4114 R Avenue
Anacortes, WA 98221



201905310102

05/31/2019 02:28 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-172423-OE

Land Title and Escrow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2084
MAY 31 2019

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed

THE GRANTORS Matthew A. Mostad, Sara B. Mostad and Samuel M. Mostad, each as their separate property, each as to an undivided one-third interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BAKER VIEW LIMITED PARTNERSHIP by FIDALGO BAY MANAGEMENT LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 4-11, Blk 20, Lots 1-14, Blk 27, Lots 1-14, Blk 58, Lots 1-4 & Lots 11-14, Blk 59, Lots 1-14, Blk 65, Fidalgo City.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4101-065-000-0003, P73063, 4101-020-007-0000, P99242

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-172423-OE.

Dated May 23, 2019

Matthew A. Mostad

Not present
Sara B. Mostad

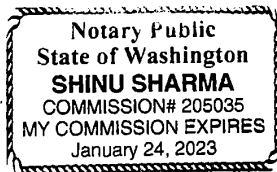
Not present
Samuel M. Mostad

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Matthew A. Mostad, Sara B. Mostad and Samuel M. Mostad (is) are the person(s) who appeared before me, and said person(s) acknowledged that (he) / she / they signed this instrument and acknowledged it to be (his) her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 28, 2019

Shinu Sharma



Notary Public in and for the State of Washington

Residing at Redmond WA

My appointment expires:

Expires

1/24/2023

Matthew A. MostadSara B. MostadSamuel M. Mostad

STATE OF Washington }
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Matthew A. Mostad, Sara B. Mostad and Samuel M. Mostad is are the person(s) who appeared before me, and said person(s) acknowledged that he (she) they signed this instrument and acknowledged it to be his (her) their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2019

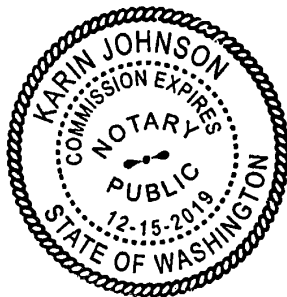
Karin Johnson

Notary Public in and for the State of Washington

Residing at Bellingham WA 98229


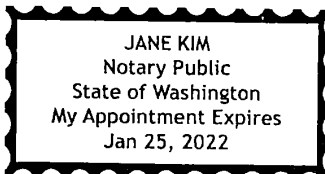
My appointment expires:

Expires

10/15/2019

Matthew A. MostadSara B. Mostad
Samuel M. Mostad5/24/19STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew A. Mostad, Sara B. Mostad and Samuel M. Mostad (is) are the person(s) who appeared before me, and said person(s) acknowledged that (he) she / they signed this instrument and acknowledged it to be (his) her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2019
Notary Public in and for the State of WashingtonResiding at Lynnwood

My appointment expires:

Expires

Jan 25, 22

EXHIBIT A**PARCEL "A":**

Lots 4 through 11, inclusive, in Block 20; all of Lots 1 through 14, inclusive, in Block 27; Lots 1 through 14, inclusive, in Block 58; Lots 1 through 4, inclusive, and Lots 11 through 14, inclusive, in Block 59; Lots 1 through 14, inclusive, in Block 65; all in "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated Lincoln Avenue, Walla Walla Avenue, Potter Avenue, Howard Avenue, 9th Street, 8th Street, and 7th Street adjoining and of the alleys running through said Blocks which upon vacation reverted to said premises by operation of law, and that portion of the North ½ of 10th Street abutting upon the above described main tract as acquired by decree entered in Skagit County Superior Court Cause No. 90-2-00670-3;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across that portion of the North ½ of 7th Street from the West boundary of Highland Avenue to the center of Howard Avenue, and of the East ½ of Potter Avenue from the North line of Lot 13 in said Block 63, extended West, to the South line of 10th Street, and of the West ½ of Potter Avenue from the center line of 9th Street to the South line of 10th Street, and of the East ½ of Walla Walla Avenue from the center line of 9th Street to the South line of 10th Street, and the East ½ of Walla Walla Avenue from the center line of 8th Street and to the South line of Lot 11 in said Block 59, extended West, and of the West ½ of Potter Avenue from the center line of 8th Street to the South line of Lot 4, Block 59, extended East, and of the North ½ of 7th Street from the center line of Howard Avenue to the center line of Potter Avenue and of the East ½ of Potter Avenue from the center line of 7th Street to the North line of Lot 13, Block 63, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON".

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress, egress, and utilities as described in Road Maintenance Agreement recorded June 30, 2004, under Auditor's File No. 200406300008.

Situate in the County of Skagit, State of Washington.

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

_____ between Baker View LP _____ ("Buyer")
and Matt Mostad, Sara Mostad and Sam Mostad _____ ("Seller")
concerning Skagit County Tax Parcels P73063 and P99242, WA _____ (the "Property")
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.

<u>Baker View LP</u>	<u>5/13/19</u>	<u>Matt A Mostad</u>	<u>5/13/19</u>
Buyer	Date	Seller	Date
_____	_____	<u>SM</u>	<u>5/13/19</u>
Buyer	Date	Seller	Date
_____	_____	<u>SB Mostad</u>	<u>5/13/19</u>
_____	_____	Seller	Date