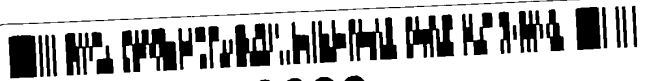


**When recorded return to:**

Robert L. Ohm, II and Sharon J. Ohm  
5010 Kingway  
Anacortes, WA 98221



**201906030093**

06/03/2019 11:38 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620038109

Escrow No.: 620038109

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter C. Rasco, Co- Trustee of the Rasco Family Trust dated June 23, 1992  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Robert L. Ohm, II and Sharon J. Ohm, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 80, SKYLINE NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9  
OF PLATS, PAGES 72 THROUGH 74, 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): P59737/3824-000-080-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

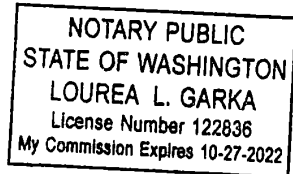
20192107  
JUN 03 2019

Amount Paid \$ 13,978.89  
Skagit Co. Treasurer  
By *ham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 18, 2019

Rasco Family Trust dated June 23, 1992

BY: Peter Rasco  
Peter Rasco  
Co-TrusteeState of WASHINGTON  
County of SKAGAMAWI certify that I know or have satisfactory evidence that Peter Rascois/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 Co-Trustee of Rasco Family Trust Dated June 23, 1992 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: May 31, 2019Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022

## 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 Plat of Skyline No. 8 in Volume 9 of Plats, Pages 72 to 74:

Recording No: 724829

2. Covenants, conditions, restrictions and easements 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: April 11, 1969

Recording No.: 725295

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 30, 2004

Recording No.: 200403300140

3. Covenants, conditions, restrictions and easements 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: June 14, 2005

Recording No.: 200506140087

Said instrument is intended to supersede and replace all prior recorded covenants.

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club Inc.

Recording Date: August 19, 1971

Recording No.: 757046

5. ByLaws of Skyline Beach Club, Inc. and the terms and conditions thereof:

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: July 28, 2009  
Recording No.: 200907280031

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2013  
Recording No.: 201308290044

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2018  
Recording No.: 201812210006

6. 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: 199910070039

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 17, 2019  
between Robert L Ohm II Sharon J Ohm ("Buyer")  
Buyer Buyer  
and Rasco Family Trust ("Seller")  
Seller Seller  
concerning 5010 Kingsway 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.

Authenti: Robert L Ohm II 04/17/2019  
Buyer 10:00:27 PM PDT Date  
Authenti: Sharon J Ohm 04/17/2019  
Buyer 9:59:55 PM PDT Date

Peter C. Rasco 7/10/19  
Seller Date  
Peter Rasco 5/31/19  
Seller Date