

When recorded return to:

Jonathan P Bowman and Elizabeth T Bowman
2401 Westwood Drive
Anacortes, WA 98221



201906120068

06/12/2019 03:18 PM 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.: 620037138

CHICAGO TITLE
620037138

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher P. Moriarity and Laura M. Moriarity, 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 Jonathan P Bowman and Elizabeth T Bowman, husband and
wife

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

Lot 3, PLAT OF WESTWOOD PUD, according to the plat thereof recorded in Volume 16 of Plats,
pages 152 And 153, 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): P110954/ 4688-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192280

JUN 12 2019

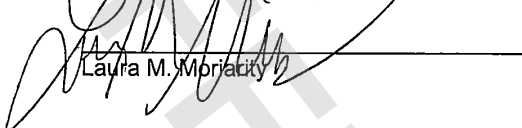
Amount Paid \$ 9421.20

Skagit Co. Treasurer

By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2019


Christopher P. Moriarity
Laura M. MoriarityState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher P. Moriarity and Laura M. Moriarity 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: JUNE 3, 2019
Name: JUDITH A. WILLIAMSNotary Public in and for the State of WAResiding at: STANWOODMy appointment expires: 10/29/22

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 WESTWOOD PUD:

Recording No: 9701030038

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 14, 1997

Recording No.: 9704140108

3. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Westwood Owner's Association.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Westwood Owner's Association.

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 05/05/2019
between Jonathan Parrish Bowman Elizabeth Turner Bowman ("Buyer")
Buyer Buyer
and Christopher P Moriarity Laura M Moriarity ("Seller")
Seller Seller
concerning 2401 Westwood Dr 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
Jonathan Parrish Bowman 05/05/2019
Buyer 5/5/2019 2:38:13 PM PDT Date

Authentisign
Elizabeth Turner Bowman 05/05/2019
Buyer 5/5/2019 2:45:52 PM PDT Date

Authentisign
Christopher P Moriarity 6/3/19
Seller 6/3/19 11:16:28 AM PST Date

Authentisign
Laura M Moriarity 01/11/2019 6/3/19
Seller 6/3/19 10:55:11 AM PST Date