

When recorded return to:
Stephen C. Danner and Marybeth Danner
17289 Lake View Blvd
Mount Vernon, WA 98274



201906140040

08/14/2019 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.: 620038697

CHICAGO TITLE
W20038697

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward P. Wardell, aslo appearing of record as Pat Wardell, also appearing of record as Edward Pat Wardell, and Gail Ann Lewis-Wardell, 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 Stephen C. Danner and Marybeth Danner, a married couple

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.)

TRACT 33 & PTN 56, CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY,WA

Tax Parcel Number(s): P64425, P64458

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192328
JUN 14 2019

Amount Paid \$ 7036.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June ¹³ 12, 2019

Edward P. Wardell
Edward P. Wardell

Gail Ann Lewis-Wardell
Gail Ann Lewis-Wardell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward P. Wardell and Gail Ann Lewis-Wardell 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: 6/13/19

Kelli A. Mayo
Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Seas West
My appointment expires: 6/19/21

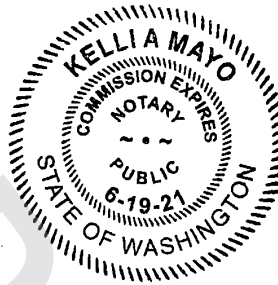


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64425 and P64458

PARCEL A:

LOT 33, PLAT OF CHEASTYS BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A TWO-THIRDS OWNERSHIP INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 56, PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 56, WHICH POINT IS ALSO KNOWN AS THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 56 WITH THE COUNTY ROAD; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT, WHICH IS ALSO THE WESTERLY LINE OF THE COUNTY ROAD, A DISTANCE OF 2 FEET; THENCE WESTERLY RUNNING PARALLEL WITH THE SOUTHERN LINE OF SAID LOT A DISTANCE OF 95 FEET; THENCE NORTHERLY RUNNING PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 4 FEET; THENCE WESTERLY AND RUNNING PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT TO THE WESTERLY LINE OF SAID LOT A DISTANCE OF 6.35 FEET, MORE OR LESS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

TOGETHER WITH ALL SHORELANDS OF THE SECOND CLASS ADJACENT TO OR ABUTTING UPON THE ABOVE DESCRIBED PROPERTY, AS CONVEYED BY INSTRUMENT RECORDED JULY 29, 1994, UNDER AUDITOR'F FILE NO. 9407290135, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Plat of Big Lake Tracts:

Recording No: 201085
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: transmission, distribution and sale of gas and electricity
Recording Date: April 1, 2005
Recording No.: 200504010095
Affects: Parcel A
3. Shoreline Substantial Development Variance and the terms and conditions thereof:

Recording Date: July 11, 2008
Recording No.: 200807110065
Affects: Parcel B
4. Question of location of lateral boundaries of said second class tidelands or shorelands.
5. Any question that may arise due to shifting or change in the course, boundaries or high water line of Big Lake or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Big Lake.
6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Skagit County Sewer District No. 2.

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 June 1, 2019
between Stephen C Damer Marybeth Damer ("Buyer")
Buyer Buyer
and Edward P Wardell Gail A Lewis-Wardell ("Seller")
Seller Seller
concerning 17289 Lake View Blvd Mount Vernon WA 98274 (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.

Marybeth Damer 6/1/2019 Edward P. Wardell 6-1-19
Buyer Date Seller Date
Stephen C Damer 6/1/2019 Gail A. Lewis-Wardell 6-2-19
Buyer Date Seller Date