

When recorded return to:
Richard Warsinske
3917 Isle Way
Anacortes, WA 98221



201906140125

06/14/2019 03:43 PM 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

Escrow No.: 620037361

CHICAGO TITLE
620037361

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marion Hobbs and Naomi Hobbs, a married couple and Harold R. and Beverly M. Moeser, 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 Richard Warsinske, a married man as his separate estate

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

Lot 16, The Isles P.U.D., according to the plat thereof, recorded May 3, 2006 under Auditor's File No. 200605030185, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P124403 / 4889-000-016-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201923710
JUN 14 2019

Amount Paid \$ 9143.10
By *ME* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED (continued)

Dated: June 7, 2019

Marion Hobbs
Marion Hobbs

Naomi Hobbs
Naomi Hobbs

Harold R. Moeser
Harold R. Moeser

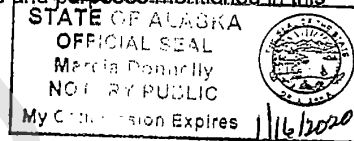
Beverly M. Moeser
Beverly M. Moeser

State of ~~WASHINGTON~~ Alaska
County of ~~SKAGIT~~ 1st Judicial District

I certify that I know or have satisfactory evidence that Marion Hobbs and Naomi Hobbs 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: 6/8/19

Marcia Donnally
Name: MARCIA DONNALLY
Notary Public in and for the State of Alaska
Residing at: 3105 National PK Rd. B6 Juneau, AK 99801
My appointment expires: 11/6/2020

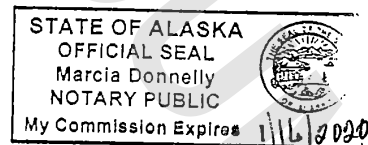


State of ~~WASHINGTON~~ Alaska
County of ~~SKAGIT~~ 1st Judicial District

I certify that I know or have satisfactory evidence that Harold R. and Beverly M. Moeser 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: 6/8/19

Marcia Donnally
Name: MARCIA DONNALLY
Notary Public in and for the State of Alaska



STATUTORY WARRANTY DEED

(continued)

Residing at: 3105 Naytona PK Rd B6, Juneau, AK 99801
My appointment expires: 11/6/2020

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 THE ISLES PUD:

Recording No: 200605030185

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 21, 2004
Auditor's No.: 200406210180, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 5, 2006
Auditor's No(s): 200605050122, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2009, April 27, 2011 and June 25, 2018
Recording No.: 200905190024, 201104270014 and 201806250199

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 21, 2004
Auditor's No.: 200406210179, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
5. Covenant not to oppose future local improvement district recorded June 1, 1999, under Auditor's File No. 9906010020, records of Skagit County, Washington.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Assessments, if any, levied by The Isles Homeowner'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 May 08, 2019
between Richard Warsinske ("Buyer")
Buyer Harold R Moeser Beverly M Moeser ("Seller")
Seller 3917 Isle Way 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.

Authenticator  Richard J Warsinske 05/08/2019
Buyer 3:17:11 PM PDT Date

Buyer Date

Authenticator Harold R Moeser Beverly M Moeser 05/09/2019
Seller 5/9/2019 2:16:53 PM PDT 5/9/2019 2:22:11 PM PDT Date

Authenticator Marion Hobbs Naami Hobbs
Seller 5/9/2019 2:42:56 PM PDT 5/9/2019 2:39:49 PM PDT Date