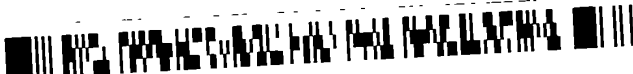


When recorded return to:
Charles Rolfes and Ivy J Rolfes
1802 Ohio Avenue
Anacortes, WA 98221


201906210127
06/21/2019 03:44 PM 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.: 620038692

CHICAGO TITLE

020038692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Collin P. Souba, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Charles Rolfes and Ivy J Rolfes, husband and wife

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.)

LT 24, COPPER POND PUD, VOL. 16, PGS 70-72

Tax Parcel Number(s): P108193 / 4661-000-024-0000,


Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2492


JUN 21 2019

Amount Paid \$8709.20
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 19, 2019


Collin P. Souba

Virginia
State of ~~WASHINGTON~~
County of ~~SKAGIT~~ *in Virginia Beach*

I certify that I know or have satisfactory evidence that Collin P. Souba is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *20th June, 2019*

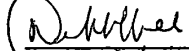

Name: *Debbie L. Close*
Notary Public in and for the State of *Virginia*
Residing at: *Virginia Beach*
My appointment expires: *31 May, 2023*



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108193 / 4661-000-024-0000

LOT 24, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF
RECORDED IN VOLUME 16 OF PLATS, PAGES 70 THROUGH 72, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1962
Recording No.: 625248
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed use and passage of all types of aircraft
Recording Date: September 11, 1995
Recording No.: 9509110140
3. 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 the Plat of Copper Pond Planned Unit Development:

Recording No: 9509110092
4. 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: September 11, 1995
Recording No.: 9509110141

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 17, 1997
Recording No.: 9712170015

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 20, 1997
Recording No.: 9703200089

EXHIBIT "B"**Exceptions
(continued)**

5. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Copper Pond Owner's Association, and/or Creekside Village Development Company.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by the City of Anacortes.
8. Assessments, if any, levied by Creekside Village Development Company.
9. Assessments, if any, levied by Copper Pond Owner's Association.
10. City, county or local improvement district assessments, if any.

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 May 29, 2019
between Charles Rolfes ("Buyer")
Buyer Buyer
and Collin P Souba ("Seller")
Seller Seller
concerning 1802 Ohio Avenue 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.

Authentication
Charles Rolfes 05/29/2019
Buyer 9:40:46 PM PDT Date

Buyer Date

Authentication
Collin P Souba 05/30/2019
Seller 11:58:19 AM PDT Date

Collin P Souba 06/20/2019
Seller Date