


When recorded return to:  
Ginger M Forner  
206 Mansfield Court  
Anacortes, WA 98221

  
**201906280037**  
06/28/2019 11:17 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

Escrow No.: 620038527

**CHICAGO TITLE**  
020038527

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean P. Riddle and Katrina L. Riddle, 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 Ginger M Forner, an unmarried person

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

LOT 2, MARINERS COVE SHORT PLAT ANA-06-002, APPROVED APRIL 14, 2008,  
RECORDED APRIL 21, 2008, UNDER AUDITOR'S FILE NO. 200804210233, RECORDS OF  
SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 7, SECTION  
30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P127522 / 350230-4-108-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2617  
JUN 28 2019

Amount Paid \$9,688.<sup>20</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 20, 2019

Sean P. Riddle  
Sean P. Riddle  
Katrina L. Riddle  
Katrina L. Riddle

State of WACounty of SKAGIT

I certify that I know or have satisfactory evidence that

SEAN P. RIDDLE AND KATRINA P. RIDDLE  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 6/24/2019

Dianne M. Norton  
Name: DIANNE M. NORTON  
Notary Public in and for the State of WA  
Residing at: ANACORTES, WA  
My appointment expires: 1/28/22



## EXHIBIT "A"

### Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  
 Recorded: September 27, 1956  
 Auditor's No.: 542116, records of Skagit County, WA  
 To: State of Washington
  
2. Release of all claims and damages as set forth in Release of Damages, including the terms and conditions therein;  
 Recorded: February 4, 1960  
 Auditor's No.: 591206, records of Skagit County, WA  
 In favor of: State of Washington
  
3. Any rights, interests, or claims which may exist or arise as disclosed by survey,  
  
 Recording Date: March 7, 2002  
 Recording No.: 200203070143
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
 Granted to: Puget Sound Energy  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: March 26, 2007  
 Recording No.: 200703260151
  
5. 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 MARINERS COVE SHORT PLAT NO. ANA-06-002:  
  
 Recording No: 200804210233
  
6. Covenants, conditions and restrictions 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 in the document  
  
 Recording Date: April 21, 2008  
 Recording No.: 2008040210234

**EXHIBIT "A"**

Exceptions  
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Anacortes.

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 23, 2019

between Ginger Lang Buyer ("Buyer")  
and Sean Riddle Seller ("Seller")  
concerning 206 Mansfield Ct Address Anacortes City WA State 98221 Zip (the "Property")

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.

Sean Riddle Buyer 05/23/2019 Date

Authentication  
Sean Riddle 05/24/2019  
Seller 5/24/2019 5:14:58 PM PDT Date

Buyer Date

Authentication  
Katrina Riddle 05/24/2019  
Seller 5/24/2019 5:16:32 PM PDT Date