

AFTER RECORDING MAIL TO:

Sara A. and Greg R. Van Zandt
P.O. Box 400
Burlington, WA 98233



201906280070

06/28/2019 11:52 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-171032-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS CHARLES BRIAN SPRIGGS and MARLA SPRIGGS, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SARA A. VAN ZANDT and GREG R. VAN ZANDT, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, Skyline #11, TGW Ptn W 1/2, 27-35-1 E W.M.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-171032-OE.

Tax Parcel Number(s): 3827-000-001-0004, P60013

Dated May 21, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2628
JUN 28 2019

Amount Paid \$ 24213.00
Skagit Co. Treasurer
By *BT* Deputy

LPB 10-05(i-1)
Page 1

Charles Brian Spriggs
Charles Brian Spriggs

Marla Spriggs
Marla Spriggs

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles Brian Spriggs and Marla Spriggs is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 28, 2019 Kari A. Pittenridge

Notary Public in and for the State of
Residing at Oak Harbor
My appointment expires: 7/16/2021



Escrow No.: 02-171032-OE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Lot 1, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the West $\frac{1}{2}$ of Section 27, Township 35 North, Range 1 East, W.M, described as follows:

Beginning at the Southwest corner of Lot 1, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;
thence North $83^{\circ}14'24''$ West 95.00 feet from which point the center of a curve bears North $83^{\circ}14'24''$ West a distance of 60.00 feet;
thence Northerly 17.16 feet along the arc of said curvature, having a central angle of $16^{\circ}23'25''$;
thence North $80^{\circ}22'11''$ East 95.00 feet to the Northwest corner of said Lot 1;
thence Southerly 44.34 feet along the arc of aforementioned curvature having a radius of 155.00 feet and a central angle of $16^{\circ}23'25''$ to the point of beginning.

EXCEPTING THEREOF: Any portion lying within the boundaries of "Skyline Short Plat" (if any) (Volume 6 of Short Plats at page 87-90, Auditor's File No. 8310120030, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

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 4, 2019

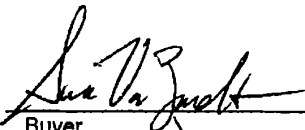
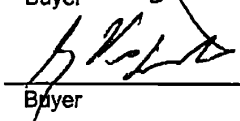
between Greg R Van Zandt Sara A Van Zandt ("Buyer")
Buyer Buyer
and Charles Brian Spriggs Maria Spriggs ("Seller")
Seller Seller
concerning 5301 Doon Way Anacortes Wa. 98221 (the "Property")
Address City State Zip

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.

 5-13-19
Buyer Date
 5-13-19
Buyer Date

Seller Date

Seller Date