

When recorded return to:
Matthew G Bohnert and Monica M Bohnert
1600 Latitude Circle
Anacortes, WA 98221



201906280113

06/28/2019 01:55 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.: 620038787

CHICAGO TITLE

620038787

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher P. Felt and Cheryl A. Felt, 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 Matthew G Bohnert and Monica M Bohnert, 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.)

Lot(s): 7- 11 Block: 1908 BARING'S ADDITION TO ANACORTES

Tax Parcel Number(s): P56573 / 3774-908-011-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192640

JUN 28 2019

Amount Paid \$ 13,016.80

Skagit Co. Treasurer

By *Paul M* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 24, 2019

Christopher P. Felt
Christopher P. Felt
Cheryl A. Felt
Cheryl A. Felt

State of WASHINGTONCounty of SKAGIT

I certify that I know or have satisfactory evidence that

Christopher P. Felt Cheryl A. Felt
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: June 25, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Certification
My appointment expires: 10/27/2022

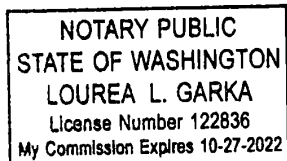


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56573 / 3774-908-011-0009

Lots 7 through 11, inclusive, Block 1908, BARING ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington;

TOGETHER WITH the Southerly Half of adjacent 4th Street vacated under Ordinance No. 1726 and recorded under Auditor's File No. 7903200004, records of Skagit County, Washington, which would attach by operation of law.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 25, 1968
 Auditor's No(s): 720683, records of Skagit County, Washington
 In favor of: Port of Anacortes
 For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: May 5, 1969
 Auditor's No(s): 726115, records of Skagit County, Washington
 In favor of: Port of Anacortes
 For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

3. Easement, including the terms and conditions thereof, by instrument(s);
 Recorded: April 17, 1969
 Auditor's No(s): 732440, 732441 and 732442, records of Skagit County, Washington
 In favor of: Port of Anacortes
 For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

 Auditor's File No. 732442, amended by instrument recorded January 20, 1972 under Auditor's File No. 763225, records of Skagit County, Washington.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

 Recording Date: July 22, 2008
 Recording No.: 200807220033
 Matters shown: Possible encroachment of a fence along the Easterly line of said premises

5. 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, 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: December 19, 2016
 Recording No.: 201612190147

6. Easement for Access, Utilities, and Joint Maintenance including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: February 24, 2017
Recording No.: 201702240096

7. Public or private easements, if any, over vacated portion of said premises.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.

John L. Scott
REAL ESTATE

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 04, 2019

between Monica M Bohnert Matthew G Bohnert ("Buyer")
Buyer
and Christopher P Felt Cheryl A Felt ("Seller")
Seller
concerning 1600 Latitude Circle 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.

[Signature] 6/4/19
Buyer Date

[Signature] 6/6/19
Seller Date

[Signature] 6/14/19
Buyer Date

Cheryl A. Felt 6/6/19
Seller Date
Cheryl A Felt 6/25/19