

AFTER RECORDING MAIL TO:

Brian Joseph and Stefanie Joann Baumgaertner
3409 K Avenue
Anacortes, WA 98221



201907010008

07/01/2019 09:04 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-172311-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS RALPH M. LAUMBATTUS, JR. and DEBORAH L. LAUMBATTUS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRIAN JOSEPH BAUMGAERTNER and STEFANIE JOANN BAUMGAERTNER, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 11-18, Blk 2, Hagadorn's & Stewart's 1st Add. To Anacortes.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192672

JUL 01 2019

For Full Legal See Attached Exhibit "A"

Amount Paid \$ 12,607.40

Skagit Co. Treasurer

Tax Parcel Number(s): 3792-002-018-0002, P57263

By *HJB* Deputy

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. 02-172311-OE.

Dated June 24, 2019

Ralph M. Laumbattus Jr.
Ralph M. Laumbattus Jr.

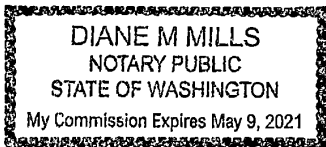
Deborah L. Laumbattus
Deborah L. Laumbattus

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ralph M. Laumbattus Jr. and Deborah L. Laumbattus ^{are} ~~is~~ the person(s) who appeared before me, and said person(s) 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: June 28, 2019

Diane M. Mills



Notary Public in and for the State of

Residing at Milton

My appointment expires:

Expires

May 9, 2021

EXHIBIT A

Lots 11 through 18, inclusive, Block 2, "HAGADORN'S & STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 1 of Plats, page 37, records of Skagit County, Washington.

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

Authentisign ID: [REDACTED]

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 04, 2019

between Brian Joseph Baumgaertner Stefanie Joann Baumgaertner ("Buyer")
Buyer Buyer

and Ralph M Laumbattus Deborah L Laumbattus ("Seller")
Seller Seller

concerning 3409 K 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.

Authentisign
Brian Joseph Baumgaertner 05/04/2019
Buyer 5/3/2019 3:21:47 PM PDT Date

Authentisign
Brian Joseph Baumgaertner 05/04/2019
Buyer 5/3/2019 3:05:29 PM PDT Date

Authentisign
Ralph M Laumbattus 05/06/2019
Seller 5/6/2019 8:00:40 PM PDT Date

Authentisign
Deborah L Laumbattus 05/06/2019
Seller 5/6/2019 7:46:36 PM PDT Date