

When recorded return to:
Paul Pearce
10030 Samish Island Road
Bow, WA 98232



201907020082

07/02/2019 03:32 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038888

CHICAGO TITLE
620038888

STATUTORY WARRANTY DEED

^{Black}
THE GRANTOR(S) Fiona ~~Balek~~ Jackson, Personal Representative of The Estate of Kathlyn E. Black
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Paul Pearce, a married man

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): Ptn. 16 GRANDVIEW TERRACE and Ptn. Tract 110, Padilla Bay Tracts

Tax Parcel Number(s): P65582 /3920-000-016-0003, P60935 /3847-800-040-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2739

JUL 02 2019

Amount Paid \$ 6,751.20
Skagit Co. Treasurer
By *John* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 27, 2019

The Estate of Kathlyn E. Black

BY: Fiona Black Jackson

Fiona Black Jackson
Personal Representative

State of WA

County of SICATTO

I certify that I know or have satisfactory evidence that

Fiona Black Jackson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Kathlyn E Black, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 28, 2019

Lourea L. Garka

Name: Lourea L. Garka

Notary Public in and for the State of WA

Residing at: Arlington

My appointment expires: 10/27/2022

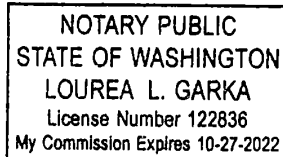


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65582 /3920-000-016-0003 and P60935 /3847-800-040-0006

PARCEL "A"

All of Lot 16, Grandview Terrace, as per plat recorded in Volume 5 of Plats, Page 36, records of Skagit County,

EXCEPT the East 25 feet thereof lying South of the present County Road and South of the Old County Road as vacated May 12, 1947,

AND EXCEPT those portions conveyed to Skagit County for road purposes by instruments recorded March 20, 1947 and September 11, 1947 under Auditor's File Nos. 402225 and 408681.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 500 feet of the following described property.

That portion of tide lands of second class as conveyed by the State of Washington, in front of Government Lot 1, of Section 34, Township 36 North, Range 2 East Willamette Meridian, embraced within Tract 110 of MAP OF PADILLA BAY, Skagit County, Washington, as filed in the office of the Clerk of the Superior Court of said County and confirmed by decree of said Court in Case No. 13653.

Situate in the Skagit County Washington.

EXHIBIT "B"

Exceptions

1. Easement for Roadway purposes over the Northerly 10 feet of Lot 16, Grandview Terrace as disclosed by various documents of record.
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording Date: July 30, 1920
Recording No.: 143769
3. 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: January 19, 1995
Recording No.: 9501190051
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. City, county or local improvement district assessments, if any.

**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 06/13/2019
between Pearce ("Buyer")
Buyer
and The Estate of Kathlyn E Black ("Seller")
Seller
concerning 10030 Samish Island Rd Bow WA 98232 (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.

DocuSigned by:
Paul Joseph Pearce 6/14/2019
Buyer 172942B... Date

Fiana Black Jackson 6/28/19
Authenticator
Fiana Black Jackson 06/14/2019
Seller 2:42:25 PM PDT Date

Buyer Date

Seller Date