

When recorded return to:
Nanc Rossman
2465 Northside Drive, Unit 1705
Clearwater, FL 33761



201907030072

07/03/2019 01:31 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.: 620038772

CHICAGO TITLE

620038772

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph M Paterniti, Personal Representative of the Estate of Jan Lee Wolfe AKA
Jan Paterniti Wolfe

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nancy P. Rossman, an unmarried person

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.)

UNIT 202, MOUNT BAKER VIEW CONDOMINIUM

Tax Parcel Number(s): P114791 / 4728-000-202-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192757

JUL 03 2019

Amount Paid \$ 3,689.60

Skagit Co. Treasurer

By *mlm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 2, 2019

Joseph M Paterniti, Personal Representative of the Estate of Jan Lee Wolfe AKA Jan Patemiti Wolfe

BY: Joseph M PaternitiJoseph M Paterniti
Personal RepresentativeState of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that _____

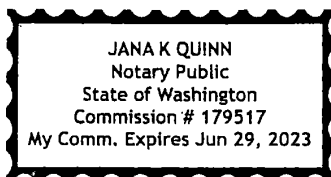
Joseph M. Paterniti
(is) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Jan P Wolfe, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: July 02 2019Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114791 / 4728-000-202-0000

Unit 202, MOUNT BAKER VIEW, A CONDOMINIUM, according to Declaration thereof recorded March 8, 1999 under Auditor's File No. 9903080159 and any amendments thereto; and Survey Map and Plans thereof recorded under Auditor's File No. 9903080158, records of Skagit County, Washington;

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 MOUNT BAKER VIEW - A CONDOMINIUM:

Recording No: 9903080158

2. Terms, covenants, conditions, easements, and restriction and liability for assessments in Declaration of Condominium for said condominium, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 8, 1999

Auditor's No(s): 9903080159, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: September 18, 2000, August 30, 2005 and July 18, 2011

Auditor's No(s): 200009180101, 200508300044 and 201107180102, records of Skagit County, Washington

3. Bylaws and the terms and conditions thereof
Recorded: March 8, 1999
Auditor's No.: 9903080160, records of Skagit County, Washington
4. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mount Baker View Condominium Owner Association.
7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.

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 10, 2019
 between Nancy P. Rossman ("Buyer")
Buyer
 and Estate of Jan Lee Wolfe ("Seller")
Seller Joe Paterniti - Representative
Seller
 concerning 910 34th Street 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.

Authentication
Nancy P. Rossman 06/10/2019
Buyer 6/10/2019 2:21:49 PM PDT Date

Authentication
Joseph M. Paterniti, Rep for Wolfe Estate 06/11/2019
Seller 6/11/2019 5:56:25 PM PDT Date

 Buyer Date

 Seller Date