

When recorded return to:
Britta Reyier
1115 11th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039046

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3308

Aug 06 2019

Amount Paid \$5078.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
020039046

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlie J. Miller, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Britta Reyier, 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.)

LT 4, BLK 57, MAP OF THE CITY OF ANACORTES, VOL. 2, PG 4

Tax Parcel Number(s): P55255 / 3772-057-004-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2019

X Carlie J. Miller
Carlie J. Miller

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Carlie J. Miller is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/29/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 10/1/2019

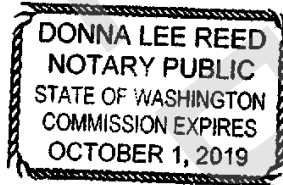


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P55255 / 3772-057-004-0006

LOT 4, BLOCK 57, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF THE RAILWAY OF THE GREAT NORTHERN RAILWAY COMPANY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AS CONVEYED BY E. DEMOPOULOS, ET UX, BY DEED RECORDED NOVEMBER 19, 1961, UNDER AUDITOR'S FILE NO. 468284, AND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 4, BLOCK 57, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 4, FORMERLY INCLUDED IN THE RIGHT OF WAY OF THE GREAT NORTHERN RAILROAD COMPANY AS PURCHASED BY SAID GRANTORS HEREIN FROM SAID GREAT NORTHERN RAILROAD COMPANY.

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 Map of the City of Anacortes, recorded in Volume 2 of Plats, Page 4:
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by City of Anacortes.
4. 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 22, 2019
between Britta Reyier ("Buyer")
Buyer Buyer
and Carlie J Miller ("Seller")
Seller Seller
concerning 1115 11th 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.

AuthentisIGN
Britta Reyier 06/22/2019
Buyer 9:52:11 PM PDT Date

AuthentisIGN
Carlie J Miller 06/24/2019
Seller 7:51:13 PM PDT Date

Buyer Date

Seller Date