

When recorded return to:
Annalisa M. De Vries and Case R. De Vries
2302 42nd Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3563
Aug 22 2019
Amount Paid \$10489.20
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039125

CHICAGO TITLE
020039125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew J. Maher and Natalie M. Maher, 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 Annalisa M. De Vries and Case R. De Vries, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, FOREST HILLS P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 17 OF PLATS, PAGES 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P114075/4727-000-010-0000

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2019

X 

Matthew J. Maher

X 

Natalie M. Maher

State of Texas
County of Nueces

I certify that I know or have satisfactory evidence that Matthew J. Maher and Natalie M. Maher are the persons who appeared before me, and said persons 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: August 16, 2019

Rose Ann P. Manzano
Name: Rose Ann P. Manzano
Notary Public in and for the State of Texas
Residing at: Corpus Christi, TX Nueces county
My appointment expires: August 11, 2020

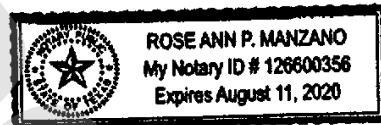


EXHIBIT "A"
Exceptions

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 Plat of Forest Hills P.U.D.:

Recording No: 9901200127

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: walking path and sewer
Recording Date: December 10, 1999
Recording No.: 9912100151
Affects: The North 5 feet

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 29, 1999
Recording No.: 9901290249

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Forest Hills P.U.D. Owner's Association
Recording Date: January 29, 1999
Recording No.: 9901290249

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by the City of Anacortes.

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 30, 2019
between Annalisa M. de Vries Case R. de Vries ("Buyer")
Buyer Buyer
and Matthew J Maher Natalie M Maher ("Seller")
Seller Seller
concerning 2302 42nd Place 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.

Authenticate
Annalisa M. de Vries 06/30/2019
Buyer 10:42:03 AM PDT Date

Authenticate
Matthew J. Maher 06/30/2019
Seller 8:50:36 PM PDT Date

Authenticate
Case R. de Vries 06/30/2019
Buyer 10:42:40 AM PDT Date

Authenticate
Natalie M. Maher 06/30/2019
Seller 8:52:01 PM PDT Date