

When recorded return to:

Jordan Davis and Jessica Davis
2006 12th 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.: 620039710

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4370

Oct 07 2019

Amount Paid \$6146.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE

620039710

STATUTORY WARRANTY DEED

THE GRANTOR(S) James M. Nielsen, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jordan Davis and Jessica Davis, a married couple

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.)

LTS 16, 17, AND 18, BLK 5, DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES, VOL 3,
PG 49

Tax Parcel Number(s): P57145 / 3785-005-018-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 24, 2019

James M. Nielsen

by James M. Nielsen, by Beverly J. Liddle, as Attorney in Fact
James M. Nielsen, by Beverly J. Liddle, as Attorney in Fact

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Beverly J. Liddle is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for James M. Nielsen and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 25, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57145 / 3785-005-018-0004

LOTS 16, 17, AND 18, BLOCK 5, DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 49,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 Davis' First Addition to the City of Anacortes, recorded in Volume 3 of Plats, Page 49:

Recording No: 56280

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.

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 August 30, 2019

between Jordan Davis Jessica Davis ("Buyer")
Buyer Buyer
 and James M Nielsen ("Seller")
Seller Seller
 concerning 2006 12th 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.

Authentic: Jordan Davis 08/30/2019
Buyer 8:36:03 PM PDT Date

Authentic: Jessica Davis 08/30/2019
Buyer 8:37:06 PM PDT Date

James M Nielsen / Ben Rickman POA
 Seller Date

Seller Date