

When recorded return to:

Kathy Lynn Basnar
4506 Queen Ann Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4377

Oct 08 2019

Amount Paid \$11023.20
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039963

CHICAGO TITLE
020039963

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Wilson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kathy Lynn Basnar, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 41, Skyline No. 4, as per Plat recorded in Volume 9 of Plats, pages 61 and 62, 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): P59256 / 3820-000-041-0003

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: October 1, 2019

Diane Wilson
Diane Wilson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Diane Wilson 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: October 3, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 10/27/2022

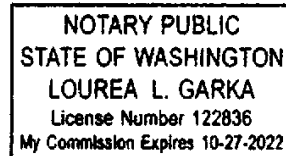


EXHIBIT "A"

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 the Plat of Skyline No. 4:

Recording No: 719990

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

Granted to: Puget Sound Power & Light Company and General Telephone Company
of the Northwest
Recording Date: December 9, 1968
Recording No.: 721184

3. Covenants, conditions, restrictions and easements 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: November 22, 1968
Recording No.: 720642

Modification(s) / amendment(s) of said covenants, conditions and restrictions

Recording Date: June 24, 2005
Recording No.: 200506240110

4. 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: December 6, 1971
Recording No.: 761499

5. 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 above:

EXHIBIT "A"Exceptions
(continued)

Imposed by: Skyline Beach Club, Inc.

6. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien.

Recording No.: 200907280031

Recording No.: 201308290044

Recording No.: 201812210006

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

Granted to: Doryan Construction and Development, Inc.

Purpose: Drainage line

Recording Date: April 20, 2001

Recording No.: 200104200113

Affects: Portion of said premises

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the City of Anacortes.
10. Assessments, if any, levied by Skyline Beach Club, Inc..

Form 22P
Single 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 24, 2019
between Kathy Lynn Bessner ("Buyer")
and Undisclosed ("Seller")
concerning 4586 Queen Ann Way 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.

Authorized
Kathy Lynn Bessner 08/24/2019
Buyer DATE Date

[Signature] 08/25/2019
Seller Date

Buyer Date

Seller Date