

When recorded return to:
Ryan A. Simpson
14952 West Woodbury Ln
Surprise, AZ 85374

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4512
Oct 16 2019
Amount Paid \$4811.00
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.: 620038729

CHICAGO TITLE
620038729

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Bean, a married man as his 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 Ryan A. Simpson, an unmarried person

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

Lots 20 and 21, DEWEY BEACH ADDITION NO. 4, according to the plat thereof recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington;

ALSO TOGETHER WITH that portion of Lot 19 in said Plat lying Southeasterly of a line drawn parallel to and 80 feet Northwesterly of the Southeasterly line of said Lot 19.

EXCEPT all that portion of said Lot 21, lying Southeasterly of a line drawn parallel with and 2.0 feet Northwesterly of the Southeasterly line of said Lot 21.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P65083 / 3904-000-021-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2019

Michael Bean
Michael BeanFaith Bean
Faith BeanState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Bean and Faith Bean 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.

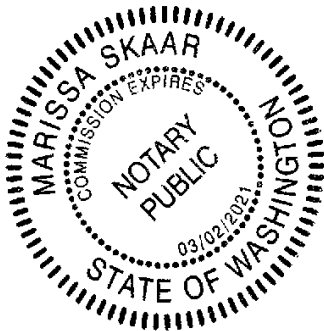
Dated: 10/15/19Marissa Skaar
Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: Skamania
My appointment expires: 3/2/2021

EXHIBIT "A"
Exceptions

1. 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: August 14, 1964
Recording No.: 654639

2. 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: November 20, 1964
Recording No.: 658755

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 14, 1966
Recording No.: 684129

3. Conditional Agreement Mound Fill System Installation including the terms, covenants and provisions thereof

Recording Date: November 19, 1981
Recording No.: 8111190018

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: October 9, 1973
Recording No.: 791878

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 14, 1996

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9602140035
Matters shown: Fenceline along the Northerly line and garage along the Southeasterly line

6. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: February 11, 2019
Recording No.: 201902110042

7. Note: Manufactured Home Title Elimination Application recorded under Recording No. 201009240032 recites that a manufactured (mobile) home is, or is being affixed to the Land.
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 September 12, 2019
between Ryan Simpson ("Buyer")
Buyer Buyer
and Michael Bean ("Seller")
Seller Seller
concerning 15212 N Dewey Beach Dr 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.

Authenticat
09/14/2019
Buyer Date

Authenticat
Michael Bean 09/13/2019
Seller Date

Buyer Date

Seller Date