

When recorded return to:
Ross A. Peickert and Corinne C. Peickert
6948 Salmon Beach Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4528

Oct 17 2019

Amount Paid \$14512.00

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

CHICAGO TITLE

U20038179

Escrow No.: 620038179

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger J. Wills, 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 Ross A. Peickert and Corinne C. Peickert, 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.)

Lot(s): Ptn. 6 Block: 2 RENSINK-WHIPPLE SALMON BEACH TRACTS tgw TIDELANDS

Tax Parcel Number(s): P68472 / 3983-002-006-0104, P20514 / 340219-0-029-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 11, 2019

Roger J. Wills
Roger J. Wills

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Roger J. Wills
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 16 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

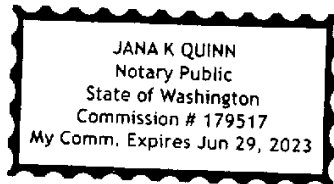


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68472 / 3983-002-006-0104 and P20514 / 340219-0-029-0004

That portion of Lot 6, Block 2, RENSINK-WHIPPLE SALMON BEACH TRACTS, according to the recorded plat thereof, recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 6;
Thence South 27 degrees 40' East along the East line of said Lot, 90.43 feet to the True Point of Beginning for this description;
Thence South 57 degrees 34'35" West 75.11 feet to the West line of said Lot 6;
Thence South 27 degrees 40' East along the West line of said Lot 6, a distance of 125 feet, more or less, to the "Beach Line", as shown on the plat;
Thence Easterly along said "Beach Line" 75 feet, more or less, to a point on the East line of said Lot 6;
Thence North 27 degrees 40' West along the East line of said Lot, 130 feet, more or less, to the True Point of Beginning.

TOGETHER WITH the tidelands of the second class situated in front of, adjacent to and abutting thereon;

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 2, 1947
Auditor's No.: 401492 and 405108, records of Skagit County, Washington
Executed By: State of Washington

2. 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 Rensink-Whipple Salmon Beach Tracts:

Recording No: 396509

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

Granted to: George E. Johnson and Flora H. Johnson
Purpose: Construction, operating or maintaining a water line
Recording Date: October 29, 1947
Recording No.: 410504
Affects: Portion of Lot 6

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

Granted to: Robert and Cheryl Schmitt
Purpose: Utility
Recording Date: October 3, 2005
Recording No.: 200510030023
Affects: Portion of said premises

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"

Exceptions
(continued)

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.