

**When recorded return to:**  
Eric Michael Schram  
4163 Islander Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4641

Oct 24 2019

Amount Paid \$12447.20

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.: 620040210

**CHICAGO TITLE**

620040210

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Theodore Y. Kim and Sara L. Kim, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Eric Michael Schram, a single man and Kimberly K. Williams, a  
single woman

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

Lot 20 of Survey recorded October 27, 1989, in Volume 9 of Surveys, pages 53 and 54, under  
Auditor's File No. 8910270034, records of Skagit County, Washington; being a portion of the Plat  
of the Pointe Division No. 2, according to the plat thereof, recorded in Volume 14 of Plats, pages  
50 and 51, records of Skagit County, Washington; and Government Lot 1, Section 35, Township  
35 North, Range 1 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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

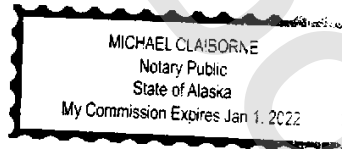
Tax Parcel Number(s): P83451 / 4497-000-020-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 10/24/2019Theodore Y. Kim  
Theodore Y. KimSara L. Kim  
Sara L. KimState of Alaska  
County of Anchorage

I certify that I know or have satisfactory evidence that Theodore Y. Kim and Sara L. Kim 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: 10-24-19Michael Claiborne  
Name: Michael Claiborne  
Notary Public in and for the State of Alaska  
Residing at: Anchorage, AK  
My appointment expires: 1-1-22

## 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 Point Div. No. 2:

Recording No: 8806270037

2. Covenants, conditions, restrictions and assessments, 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 19, 1989  
Recording No.: 8912190053

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 12, 1990 and December 31, 2007  
Recording No.: 9009120078  
Recording No.: 200712310123

3. Agreement including the terms, covenants and provisions thereof

Recording Date: April 13, 1990  
Recording No.: 9004130116

and amended by Recording No.: 9106280127

4. Agreement and Assessments for Development of the water system and other facilities and issuance of certificates of membership including the terms, covenants and provisions thereof

Recording Date: January 9, 1963  
Recording No.: 630694

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

Granted to: Floyd B. Woodcock and Mary M. Woodcock, husband and wife  
Purpose: Ingress and egress  
Recording Date: January 3, 1990

**EXHIBIT "A"****Exceptions  
(continued)**

Recording No.: 9001030071

6. 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 Boundary Line Adjustment:

Recording No: 8910270034

7. Easement for Emergency Vehicle Access including the terms, covenants and provisions thereof

Recording Date: December 19, 2002

Recording No.: 200212190153

8. 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 31, 2007

Recording No.: 200712310123

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by The Pointe at San Juan Homeowners Association.

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 16, 2019

between Eric Michael Schram Kimberly K Williams ("Buyer")  
Buyer Buyer  
and Theodore Kim Sara L Kim ("Seller")  
Seller Seller  
concerning 4163 Islander 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.

Authentication  
Eric Michael Schram 09/16/2019  
Buyer 5:48:28 PM PDT Date  
Authentication  
Kimberly K Williams 09/16/2019  
Seller 5:48:12 PM PDT Date

Authentication  
Theodore Kim 09/17/2019  
Seller 9/17/2019 11:36:34 AM PDT Date  
Authentication  
Sara L Kim 09/17/2019  
Seller 9/17/2019 11:47:38 AM PDT Date