

201910310159

10/31/2019 03:36 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:

JEFFREY ZUCKER
2329 WILSON AVENUE
VENICE, CA 90291

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 4868
OCT 31 2019

Amount Paid \$ 23946.00
Skagit Co. Treasurer
By Deputy

LAND TITLE OF SKAGIT COUNTY

01-174490-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) STUART HOROWITZ AND LI CHEN, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys, and warrants to JEFFREY ZUCKER AND HOLLY SCHIFFER ZUCKER, A MARRIED
COUPLE

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

For Full Legal See Attached Exhibit "A" AND SPECIAL EXCEPTIONS

Lot P-1, Buggia Tracts Survey
Being A PTN 7&8-36-3 E.W.M.

P111547, P47667, P47671, P124792

Abbreviated Legal: (Required if full legal not inserted above.) LOT P-1 BUGGIA TRACTS SURVEY BEING A PTN
7 & 8-36-3 E W.M.

LPB 10-05(i)

Tax Parcel Number(s): 360307-0-001-0200 P111547, 360-0-001-0106 P47667, 360308-0-001-0105 P47671,
360307-0-001-0300 P124792

Dated: 10/27/2019

S. Horowitz

STUART HOROWITZ

LI CHEN

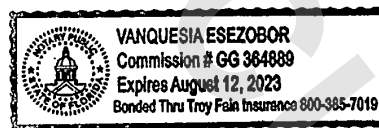
STATE OF Florida
COUNTY OF INDIAN RIVER ss.

I certify that I know or have satisfactory evidence that STUART HOROWITZ

(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes mentioned in this instrument..

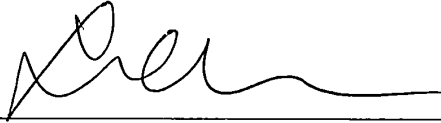
Dated: 10/29/19

Vanquesia Esezobor
Notary name printed or typed: VANQUESIA ESEZOBOR
Notary Public in and for the State of FLORIDA
Residing at SEBASTIAN
My appointment expires: 8/12/23



Tax Parcel Number(s): 360307-0-001-0200 P111547, 360-0-001-0106 P47667, 360308-0-001-0105 P47671, 360307-0-001-0300 P124792

Dated:



STUART HOROWITZ

LI CHEN

STATE OF
COUNTY OF

ss.

I certify that I know or have satisfactory evidence that STUART HOROWITZ

(is/are) the person(s) who appeared

before me, and said person(s) acknowledged that signed this instrument and acknowledged it to be
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated:

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:

LPB 10-05(i)

ACKNOWLEDGMENT

ATTACHED TO and made a part of: STATUTORY WARRANTY DEED

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

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

Dated: 10/25/19

Denise Ryan Church
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: _____



EXHIBIT A**PARCEL "A":**

All that portion of Sections 7 and 8, Township 36 North, Range 3 East, W.M., Skagit County, Washington, lying Northerly and Easterly of Chuckanut Drive (SR 11), and Northerly and Westerly of the following described line:

Beginning at the Southeast corner of said Section 8;
thence North 00°01'47" East, along the East line thereof, for a distance of 2,645.79 feet to the East ¼ corner of said Section 8;
thence North 00°03'16" East, continuing along said East line, for a distance of 2,645.36 feet to the Northeast corner of said Section 8;
thence North 89°13'20" West, along the North line of said Section 8, for a distance of 2,639.88 feet to the North ¼ corner of said Section 8;
thence North 89°13'20" West, continuing along the North line of said Section 8, for a distance of 2,639.88 feet to the Northwest corner of said Section 8 and the true point of beginning of said described line;
thence South 58°38'17" East for a distance of 1,330.81 feet;
thence South 65°24'06" West for a distance of 890.43 feet, more or less, to the Northeasterly right of way margin of Chuckanut Drive and the end of said described line.
(Also known as Lot P-1, Buggia Tracts, a Survey.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

All beneficial rights of ingress, egress and utilities contained in Declaration of Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement as recorded September 27, 1989, under Auditor's File No. 8909270044.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

- i. The lands described herein have been classified as Timber land as disclosed by notice recorded July 3, 1997, under Auditor's File No. 9707030059, and are subject to the provisions of RCW 84.33 and/or 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.

NOTICE OF CONTINUANCE:

Recorded: October 26, 2005
Auditor's No.: 200510260070
(Affects Parcels P47671 and P47667)

A. MUTUAL EASEMENT AGREEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: Scott Paper Company, a Pennsylvania corporation
And: Norman Dahlstedt, individually and as Executor of the Estate of Anna Jeanette Dahlstedt, deceased
Dated: August 10, 1973
Recorded: September 14, 1973
Auditor's No.: 790797

B. COVENANTS TO BEAR EQUAL SHARE OF THE COST OF THE CONSTRUCTION, MAINTENANCE OF REPAIR OF THE IMPROVEMENT HEREIN NAMED, EASEMENT FOR WHICH WAS GRANTED OVER LOCATION HEREIN DESCRIBED.

Recorded: September 14, 1973
Auditor's No.: 790797
Improvement: Road
Location: Portion of said premises

C. Matters and Easement disclosed by that certain survey recorded March 16, 1988, under Auditor's File No. 8803160011 and in Book 7 of Surveys, page 172, records of Skagit County, Washington.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution line
Area Affected: As constructed or to construct on a 60 foot roadway easement as per that certain Record of Survey Map recorded March 16, 1988 under Auditor's File No. 8803160011, Book 7 of Surveys, page 172
Dated: April 22, 1988
Recorded: May 18, 1988
Auditor's No.: 8805180065

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Eiichi Yamashita
Purpose: The right to construct, operate and maintain
a water storage reservoir and pipe lines therefrom
to the Pacific Highway, together with rights of
ingress and egress thereto for maintenance
purposes
Area Affected: All the portion of the Southeast ¼ of the
Northeast ¼ and of Government Lots 2 and 3
of the State Highway, EXCEPT the right of way
of the Great Northern Railway Company
Dated: April 23, 1956
Recorded: April 27, 1956
Auditor's No.: 535182

F. Easements and reservations contained in instrument recorded September 27, 1989, under
Auditor's File No. 8909270043, as hereto attached.

**G. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND
ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Executed By: South Chuckanut Joint Venture
Recorded: September 27, 1989
Auditor's No.: 8909270044

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: July 11, 1996
Auditor's No.: 9607110067

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS AND ROAD MAINTENANCE AGREEMENT AND THE
TERMS AND CONDITIONS THEREOF:**

Recorded: July 17, 1996
Auditor's No.: 9607170108

H. Terms and Conditions of Variance No. VAR 91 033.ORD as recorded January 22, 1992, under
Auditor's File No. 9201220068.

I. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 2, 1997
Auditor's No.: 9709020021
As Follows:

"This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource-NRL, Agriculture-NRL, Industrial Forest-NRL and Secondary Forest-NRL and Mineral Resource Overlay."

J. WAIVER AND COVENANT NOT TO SUE SKAGIT COUNTY AND ADJACENT TO NATURAL RESOURCE LAND PROPERTY OWNERS:

Recorded: September 8, 1997
Auditor's No.: 9709080005

K. AEROBIC TREATMENT UNIT SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Stuart Horowitz
And: The Drain Doctor
Dated: June 16, 2006
Recorded: June 16, 2006
Auditor's No.: 200606160087

L. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 3, 2007
Auditor's File No.: 200707030108

M. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: September 12, 1990
Auditor's File No.: 9009120068

END OF EXHIBIT "A"