

When recorded return to:  
Forrest Haack  
5700 North Avenue  
Carmichael, CA 95608

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4858

Nov 05 2019

Amount Paid \$6680.00  
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

Escrow No.: 620038132

CHICAGO TITLE

620038132

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brad Edwards, also appearing of record as Brad H. Edwards and Lisa Edwards,  
also appearing of record as Lisa K. Edwards, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Forrest Haack, an unmarried person and Whitney Baxter, an  
unmarried person, as tenants in common

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

LOT 5 AND 6, SINCLAIR ISLE TRACTS DIVISION 1, AS PER PLAT RECORDED IN VOLUME 8  
OF PLATS AT PAGE 61, IN THE 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): P69366 / 4007-000-005-0000, P69367 / 4007-000-006-0009,

Subject to:

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

## STATUTORY WARRANTY DEED

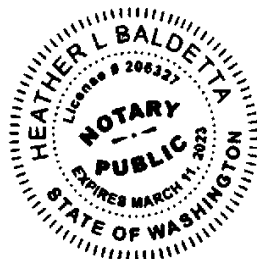
(continued)

Dated: October 29, 2019

Brad H. Edwards  
Brad H. Edwards  
Lisa K. Edwards  
Lisa K. Edwards

State of Washington  
County of Whatcom

I certify that I know or have satisfactory evidence that  
Brad H. Edwards and Lisa K. Edwards  
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: November 1, 2019

Heather L. Baldetta  
Name: Heather Baldetta  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: March 11, 2023

# 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 Plat of Sinclair Isle Tracts Division 1:

Recording No: 643090

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed:

Grantor: State of Washington  
 Recording Date: June 11, 1976 and January 16, 1978  
 Recording No.: 840557 and Recording No.: 872003

3. Agreement for easement and the terms and conditions thereof:

Executed by: The Roeder Company, a Washington corporation and Sinclair Association, Inc.  
 Recording Date: October 9, 1981  
 Recording No.: 8110010070

4. Question of location of lateral boundaries of said second class tidelands or shorelands.
5. Any question that may arise due to shifting or change in the course, boundaries or high water line of Puget Sound or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Puget Sound.
6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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 16, 2019  
between Forrest Haack Whitney Baxter ("Buyer")  
Buyer Buyer  
and Brad H Edwards Lisa K Edwards ("Seller")  
Seller Seller  
concerning 5 Sinclair Island Sinclair Island 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.

Authorizor  
Forrest Haack 09/19/2019  
Buyer 9:32:32 PM PDT Date  
Authorizor  
Whitney Baxter 09/19/2019  
Buyer 7:56:33 PM PDT Date

Authorizor  
Lisa K Edwards 11-1-19  
Seller 4:41:20 AM PDT Date  
Authorizor  
Lisa K Edwards 11-1-19  
Seller 4:41:26 AM PDT Date