

201911150042

11/15/2019 10:19 AM Pages: 1 of 5 Fees: \$107.50

Skagit County Auditor, WA

When recorded return to:

Stanley P. Gregg and Judith A. Gregg
1603 10th St. W
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4996

Nov 15 2019

Amount Paid \$24035.00

Skagit County Treasurer

By Marilyn Martich Deputy

CHICAGO TITLE

620040473

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hans Peter Gehrig and Brigitte Gehrig, 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 Stanley P. Gregg and Judith A. Gregg, a married couple

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

Lot 2, PLAT OF ESTATES AT SUMMIT PARK DIV. II, according to the plat thereof, recorded in
Volume 16 of Plats, pages 162 And 163, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111115 / 4692-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 6, 2019

X Hans Peter Gehrig
Hans Peter GehrigX Brigitte Gehrig
Brigitte GehrigState of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Hans Peter Gehrig and Brigitte Gehrig
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: 11/11/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2023

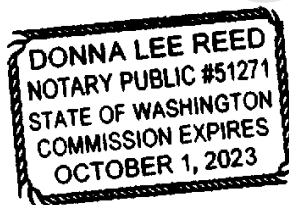


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 8, 1997
 Auditor's No(s): 9710080062, records of Skagit County, Washington
 In favor of: Puget Sound Energy etal
 For: Utilities

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 16, 1996
 Auditor's No(s): 9602160061, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

3. 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 Estates At Summit Park Div. II:

 Recording No: 9703190068

4. Covenants and restrictions contained in Bald Eagle Nest Site Management Plan recorded June 6, 1995, under Auditor's File No. 9506060012, records of Skagit County, Washington.

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: November 5, 1996
 Auditor's No(s): 9611050066, records of Skagit County, Washington

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: March 19, 1997
 Recording No.: 9703190069

6. Easement, including the terms and conditions thereof, conveyed by instrument(s);
 Recorded: December 9, 1999
 Auditor's No(s): 199912090081, records of Skagit County, Washington
 In favor of: Lots 1, 2 and 6 of said plat
 For: Utilities

EXHIBIT "A"

**Exceptions
(continued)**

7. Skagit County Maintenance Agreement including the terms, covenants and provisions thereof
Recording Date: May 5, 2000
Recording No.: 200005050091
8. Maintenance Agreement including the terms, covenants and provisions thereof
Recording Date: November 28, 2000
Recording No.: 200011280079
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 Estate at Summit Park 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 October 13, 2019

between Stan Gregg Judy Gregg ("Buyer")
Buyer Buyer
and Hans Peter Gehrig Brigitte Gehrig ("Seller")
Seller Seller
concerning 8664 Southridge Place 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
Stanley P Gregg 10/13/2019
Buyer 7:58:48 PM PDT Date

Hans Peter Gehrig 10-14-19
Seller Date

Authentication
Judith A Gregg 10/13/2019
Buyer 8:04:10 PM PDT Date

Brigitte Gehrig 10-14-19
Seller Date