

When recorded return to:

Clifford J. Schroeder and Carol A. Schroeder
2044 32nd Street 7145 Miller Rd
Anacortes, WA 98221 Anacortes WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5195

Nov 27 2019

Amount Paid \$6680.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020039089

Escrow No.: 620039089

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kari P. Harlow, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Duo Holdings, LLC, a Washington limited liability company, 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.)

Ptn NE NW, 25-35-1E, W.M.

Tax Parcel Number(s): P32198

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 20, 2019

Kari P. Harlow
Kari P. Harlow

State of WA
County Skagit of Skagit

I certify that I know or have satisfactory evidence that
Kari P. Harlow
_____ 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: 11-25-19

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P32198

For APN/Parcel ID(s): P32198 / 350125-2-003-0309

The West 70 feet of the East 268 feet of the South 150 feet of the following described tract:
That portion of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter in Section 25,
Township
35 North, Range 1 East of the Willamette Meridian, lying North of a strip of land conveyed to the City of
Anacortes
by deed recorded June 9, 1910, in Volume 81 of Deeds, page 161;
EXCEPT the West 170 feet thereof;
ALSO EXCEPT the East 160 feet thereof,
AND ALSO EXCEPT the South 20 feet thereof conveyed to the City of Anacortes by Deeds recorded
November 7, 1974 and May 26, 1978, under Auditor's File No's. 809798 and 880277;
Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Declaration of easement and the terms and conditions thereof:
Recording Date: August 30, 1990
Recording No.: 9008300020

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 Survey:

Recording No: 201005050054

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

4. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P32198
Key No./Property No: 350125-2-003-0309
Tax Code/Located In: 0900
Assessed Value: \$383,500.00

General and Special Taxes: Billed: \$3,619.02, Full Year
Paid: \$3,619.02
Unpaid: \$0.00

5. 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 October 26, 2019

between Clifford J. Schroeder Carol A. Schroeder ("Buyer")

Buyer Buyer

and Kari P Harlow ("Seller")

Seller Seller

concerning 2014 32nd Street 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.

Clifford J. Schroeder 10/26/19
Buyer Date

Carol Schroeder 10/26/19
Buyer Date

Authenticate
Kari P Harlow 10/26/2019
Seller 2019 8:09:07 PM PDT Date

Seller Date