



201912020116

12/02/2019 11:04 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Kyle Benjamin Bonnema and Lauren A. Bonnema
6845 Gibraltar Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039294

CHICAGO TITLE

U20039294

STATUTORY WARRANTY DEED

THE GRANTOR(S) Doris M. Houghtaling, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kyle Benjamin Bonnema and Lauren A. Bonnema, husband and wife and Brenda Jean Bonnema, a married woman as her separate property, as joint tenants with rights of survivorship

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.)

Lot(s): 29, 30, 31 and 32 GIBRALTER

Tax Parcel Number(s): P73508 / 4109-004-032-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191220
DEC 02 2019

Amount Paid \$ 106.80
By *MA* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

(continued)

Dated:

11-15-19

Doris M. Houghtaling

Doris M. Houghtalingby Steven G. Hayes as Attorney in Fact

Doris M. Houghtaling, by Steven G Hayes, as attorney in fact

State of

Washingtoncounty

of

Skagit

I certify that I know or have satisfactory evidence that Steven G Hayes is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Doris M. Houghtaling and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

November 15, 2019

Name:

Alysia Hudson

Notary Public in and for the State of

Washington

Residing at:

Arundel

My appointment expires:

03-01-2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73508 / 4109-004-032-0006

Lots 29 through 32, Block 4, PLAT OF THE TOWNSITE OF GIBRALTER, according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

TOGETHER WITH those portions of Dakota Street, the alley and Florida Street, presently known as Gibraltar Drive, taken by Judgment Quieting Title entered September 20, 1995, under Skagit County Superior Court Cause No. 92-2-00352-2 as would attach by operation of law.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Skagit County Maintenance Agreement, including the terms, covenants and provisions thereof
Recording Date: October 19, 1998
Recording No.: 9810190088
3. Right of Way Easement including the terms, covenants and provisions thereof
Recording Date: March 1, 1999
Recording No.: 9903010206
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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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ALL RIGHTS RESERVED

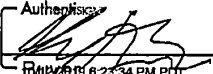
The following is part of the Purchase and Sale Agreement dated October 12, 2019
between Kyle B Bonnema Lauren A Bonnema ("Buyer")
Buyer Buyer
and Doris M Houghtaling ("Seller")
Seller Seller
concerning 6845 Gibraltar Drive Anacortes WA 98221 (the "Property")
Address City State Zip

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:

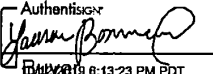
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

Authentisign

10/12/2019
Date
Buyer 10/12/2019 6:23:34 PM PDT

Authentisign
Steven G Hayes
10/13/2019
Date
Seller 10/13/2019 12:12:56 PM PDT

Authentisign

10/12/2019
Date
Buyer 10/12/2019 6:13:23 PM PDT

Seller Date