

When recorded return to:
Steven J Dubnoff and Marian A Lowe
1712 Lakeside Ave South
Seattle, WA 98144

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5559
Dec 24 2019
Amount Paid \$9172.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040632

620040632

**CHICAGO TITLE
STATUTORY WARRANTY DEED**

THE GRANTOR(S) David D Beck and Valinda I Beck also shown of records as Valinda Beck, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven J Dubnoff and Marian A Lowe, a married couple

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.)

THE WEST HALF OF LOT 3, ALL OF LOTS 4 AND 5, BLOCK 1002 OF THE PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES

Tax Parcel Number(s): P109009 / 3809-002-005-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 19, 2019

David D Beck
David D Beck

Valinda I Beck
Valinda I Beck

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David D Beck and Valinda I Beck are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12.19.19

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 03.01.2020

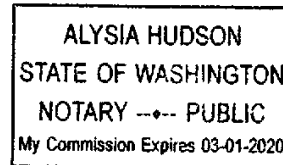


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109009 / 3809-002-005-0100

THE WEST HALF OF LOT 3, ALL OF LOTS 4 AND 5, BLOCK 1002 OF THE PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO KNOWN AS TRACT B OF SURVEY, RECORDED IN VOLUME 16 OF SURVEYS, PAGES 4 THROUGH 6, UNDER AUDITOR'S FILE NO. 9406230072, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions 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 24, 1954
Auditor's No.: 509693, records of Skagit County, Washington
Executed By: Park Estates Development Company, a limited partnership, by Great Western Investment Company, Inc., General Partner by Albert Bach, President.
2. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: August 14, 2001
Auditor's No.: 200108140077, records of Skagit County, Washington
In favor of: Homestead NW Dev. Co.
For: Utilities
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 12, 1994
Auditor's No.: 9409120087, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: An underground electric transmission and/or distribution system
4. Record of Survey

Recording Date: June 23, 1994
Recording No.: 9406230072
5. 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: 200806100147
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Anacortes.
8. 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 12.9.19
between Dubhoff and Lowe
Buyer Buyer ("Buyer")
and David D Beck Valinda I Beck
Seller Seller ("Seller")
concerning 3506 Oakes View Ln 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.

Authenticat
Steven J Dubhoff 12/10/2019
12/10/2019 9:19:40 AM PST
Buyer Date

Authenticat
Marian A Lowe 12/10/2019
12/10/2019 8:45:26 AM PST
Buyer Date

Authenticat
David D Beck 11/12/2019
11/12/2019 2:15:24 PM PST
Seller Date

Authenticat
Valinda I Beck 11/12/2019
11/12/2019 2:13:41 PM PST
Seller Date