

When recorded return to:
Matthew Jopson and Anita Jopson
7232 San Juan Hill Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5601
Dec 27 2019
Amount Paid \$4944.50
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

Escrow No.: 620040852

CHICAGO TITLE
U20040852

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dawn Brown, Personal Representative to the Estate of Patrick Trafton, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew Jopson and Anita Jopson, Husband and Wife

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

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 97-060, recorded February 13, 1998, in Volume 13 of Short Plats, page 99, under Auditor's File No. 9802130083, records of Skagit County, Washington; being a portion of Government Lots 4 and 5 of Section 5, Township 34 North, Range 2 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P19944 / 340205-2-013-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 17, 2019

Dawn Brown, Personal Representative to the Estate of Patrick Trafton, deceased

BY: Dawn Brown
Dawn Brown
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dawn Brown is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Dawn Brown, Personal Representative to the Estate of Patrick Trafton, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 20, 2019

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

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

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 SKAGIT COUNTY SHORT PLAT NO. 97-060:

Recording No: 9802130083

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Water line
Recording Date: January 14, 1931
Recording No.: 240257

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Water line
Recording Date: November 3, 1977
Recording No.: 867960

4. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed including the terms, covenants and provisions thereof

Recording Date: October 24, 1956
Recording Number: 543248

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 23, 2019

between Matthew Jopson Anita Jopson ("Buyer")

Buyer

Buyer

and Estate of Patrick Trafton ("Seller")

Seller

Seller

concerning 7232 San Juan Hill Lane 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
Matthew Jopson 11/26/2019
Buyer 11/26/2019 4:16 PM PST Date

ANITA JOYSON 11/26/19
Seller Date

Authentisign
Anita Jopson 11/26/2019
Buyer 11/26/2019 5:07:41 PM PST Date

Seller Date