

When recorded return to:
James Sturgul and Tammy Sturgul
4204 A Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-699

Feb 26 2020

Amount Paid \$8450.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041380

CHICAGO TITLE
620041380

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter J. Millington and Sylvia M. Pippen, 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 James Sturgul and Tammy Sturgul, a married couple

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

LOT 3 OF ANACORTES SHORT PLAT NO. ANA-93-003 AS APPROVED SEPTEMBER 10, 1993
AND RECORDED SEPTEMBER 15, 1993, IN VOLUME 10 OF SHORT PLATS, PAGES 233 AND
234, UNDER AUDITOR'S FILE NO. 9309150050, RECORDS OF SKAGIT COUNTY,
WASHINGTON; BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P104462 / 350126-4-002-0300

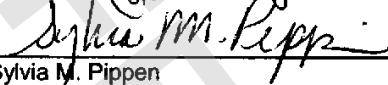
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2020



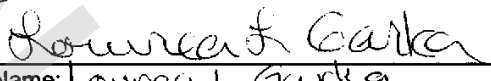
Peter J. Millington


Sylvia M. Pippen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Peter J. Millington and Sylvia M. Pippen 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: February 21, 2020



Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 10/27/2020

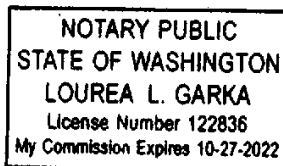


EXHIBIT "A"
Exceptions

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 ANACORTES SHORT PLAT NO. ANA-93-003 :

Recording No: 9309150050
2. Decision to approve Short Plat including the terms, covenants and provisions thereof

Recording Date: January 25, 1994
Recording No.: 9401250105
3. Agreement for Latecomer Connection Charges for sanitary sewer including the terms, covenants and provisions thereof

Recording Date: January 10, 1992
Recording No.: 9201100074
4. Notice of Latecomer Connection Charges including the terms, covenants and provisions thereof

Recording Date: October 10, 1988
Recording No.: 8810100046
5. 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

EXHIBIT "A"

**Exceptions
(continued)**

NR Lands."

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.