

When recorded return to:

Alexandra DeShields and Ryan Floerchinger
2213 31st Street
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-819

Mar 06 2020

Amount Paid \$5909.00

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.: 620041341

CHICAGO TITLE
020041341**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Claudia E. Trigve, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alexandra DeShields and Ryan Floerchinger, a married couple

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

LOT 3, EXCEPT THE WEST 20 FEET THEREOF; AND ALL OF LOTS 4 AND 5, BLOCK 11,
KELLOGG & FORD'S ADDITION TO ANACORTES, RECORDED IN VOLUME 1 OF PLATS,
PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P57749 / 3800-011-005-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2020

Claudia E. Trigue
Claudia E. Trigue

State of West Virginia
County of Preston

I certify that I know or have satisfactory evidence that Claudia E. Trigue is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03/04/2020

Faye L Ford
Name: Faye L Ford
Notary Public in and for the State of WV
Residing at: PO Box 362, Masontown, WV 26542
My appointment expires: 2/10/2023

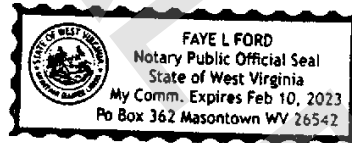


EXHIBIT "A"

Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by surveys,

Recording Date: October 30, 2013
Recording No.: 201310300092

Recording Date: December 13, 2013
Recording No.: 201312130068

Matters shown: Fence Lines

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
4. 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 2/17/20
between Ryan Floerchinger & Zam DeShields ("Buyer")
and Claudia E. Trigue ("Seller")
concerning 2213 31st St 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
Ryan Floerchinger 02/17/2020
Buyer Date
02/17/2020 3:58:03 PM PST

Authenticat
Claudia E. Trigue 1-30-202
Seller Date
02/17/2020 3:46:57 PM PST