

When recorded return to:
Erick W. Miller and Anne L. Miller
5511 NE Ragan Lane
Poulsbo, WA 98370

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-977
Mar 17 2020
Amount Paid \$7045.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041604

CHICAGO TITLE
620041604

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jane K. Knutsen and Jenny L. Knutsen, 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 Erick W. Miller and Anne L. Miller, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 28, SKYLINE NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8
OF PLATS, PAGES 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON.

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

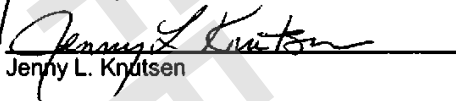
Tax Parcel Number(s): P113955 / 3817-000-028-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: March 12, 2020


Jane K. Knutsen
Jenny L. KnutsenState of WASHINGTONCounty of SICAGIT

I certify that I know or have satisfactory evidence that

Jane K. Knutsen, Jenny L. Knutsen.
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 13, 2020


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Carlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKYLINE NO. 1:
Recording No: 636081

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1962
Auditor's No.: 617291, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location is not disclosed of record

3. Covenants, conditions, and restrictions contained in declaration of restrictions
Recorded: May 16, 1963
Auditor's No.: 636012, records of Skagit County, WA
Executed by: Skyline on Burrows Bay, Inc.

MODIFIED by instrument
Recorded: April 17, 1964
Auditor's No.: 649323, records of Skagit County, WA

4. 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: 200401140056

5. ByLaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013

EXHIBIT "A"

**Exceptions
(continued)**

Recording No.: 201308290044

Modification(s) of said Bylaws

Recording Date: December 21, 2018

Recording No.: 201812210006

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Skyline Beach Club, Inc..
9. Assessments, if any, levied by City of Anacortes.

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 February 16, 2020
between Erick W. Miller Anne L. Miller ("Buyer")
Buyer Buyer
and Jane K Knutsen Jenny L Knutsen ("Seller")
Seller Seller
concerning 5504 Rosario Way 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.

Authentication
Erick W. Miller 02/16/2020
Buyer 9:02:05 AM PST Date

Authentication
Anne L. Miller 02/16/2020
Buyer 8:58:35 AM PST Date

Authentication
Jane K Knutsen 3/13/2020
Seller 2/17/2020 2:53:40 PM PST Date

Authentication
Jenny L Knutsen 3/13/2020
Seller 2/17/2020 2:56:01 PM PST Date