

When recorded return to:
Vincent Granville and Paris Leigh Ann Granville
4511 Cutter Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1332

Apr 15 2020

Amount Paid \$9340.00

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

CHICAGO TITLE
620041690

Escrow No.: 620041690

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Vassallo and Karen M. Vassallo, 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 Vincent Granville and Paris Leigh Ann Granville, a married
couple

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

LOT 54, PLAT OF SAN JUAN PASSAGE, PHASE I, AS RECORDED UNDER AUDITOR'S FILE
NO. 200811260099, 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): P128101 / 4974-000-054-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 8, 2020

Gary F. Vassallo
Gary Vassallo
Karen M. Vassallo
Karen M. Vassallo

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary Vassallo and Karen M. Vassallo 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: 4-14-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: July 14, 2008
 Auditor's No.: 200807140094, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

2. Record of Survey;
 Recorded: January 30, 2007
 Auditor's File No.: 200701300036, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 15, 2006
 Auditor's No.: 200609150177, records of Skagit County, Washington
 In favor of: Port of Anacortes
 For: Avigation Easement Agreement

4. Terms and conditions of Easement Agreement, including the terms and conditions thereof;
 entered into;
 By: The Port of Anacortes
 And Between: GP Anacortes, LLC
 Recorded: September 15, 2006
 Auditor's No. 200609150178, records of Skagit County, Washington
 Providing: View and landscaping easements

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 3, 1997
 Auditor's No.: 9701030012, records of Skagit County, Washington
 In favor of: City of Anacortes
 For: 20 foot storm water

6. 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 PLAT OF SAN JUAN
 PASSAGE, PHASE I:

Recording No: 200811260099, records of Skagit County, WA

EXHIBIT "A"**Exceptions
(continued)**

7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: November 26, 2008
Auditor's No.: 200811260100, records of Skagit County, Washington
Executed By: GP Anacortes, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011
Recording No.: 201105240062

Amended and Restated Declaration recorded July 24, 2018 under Recording No. 201807240027.

8. Native Growth Protection Easement

Recording Date: May 24, 2011
Recording No.: 201105240061

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Anacortes.
11. 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 March 26, 2020

between Vincent Granville ("Buyer")
Buyer
and Gary F Vassallo ("Seller")
Seller
Karen M Vassallo ("Seller")
Seller
concerning 4513 Schooner Drive 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.

Authentic
Vincent Granville 03/26/2020
Buyer 1:07:48 PM PDT Date

Authentic
Paris Granville 03/26/2020
Buyer 1:10:20 PM PDT Date

Gary F Vassallo 3/27/20
Seller Date

Karen M Vassallo 3/27/20
Seller Date