

**When recorded return to:**

Gary F. Vassallo and Karen M. Vassallo  
1516 Latitude Circle  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1495

Apr 30 2020

Amount Paid \$13078.00  
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.: 620041334

**CHICAGO TITLE**  
**620041334**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sandra Oliver Peterson, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Gary F. Vassallo and Karen M. Vassallo, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 15, 48 NORTH PLAT AND PUD, RECORDED ON MAY 2, 2017, UNDER SKAGIT COUNTY  
FILE NO. 201705020028, 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): P133673 / 6042-000-015-0000

Subject to:

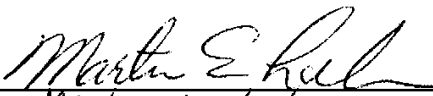
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 8, 2020

  
Sandra Oliver PetersonState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sandra Oliver Peterson 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: April 29, 2020  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: 14 Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"**

## Exceptions

1. Avigation Easement including the terms, covenants and provisions thereof  
 Recording Date: May 13, 1968  
 Recording No.: 732440
2. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey.  
 Recording Date: July 22, 2008  
 Recording No.: 200807220033
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: July 5, 2016  
 Recording No.: 201607050142
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: December 6, 2016  
 Recording No.: 201612060089
5. 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 48 NORTH PLAT AND PUD:  
 Recording No: 201705020028
6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

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

Recording Date: May 2, 2017  
Recording No.: 201705020029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 2017  
Recording No.: 201707140127

Recording Date: November 30, 2018  
Recording No.: 201811300028

7. Tree Preservation Plan and Tree Assessment 48 North Anacortes, Washington Strandberg Custom Homes and Design including the terms, covenants and provisions thereof  
  
Recording Date: May 2, 2017  
Recording No.: 201705020030
8. Joint Use, Maintenance and Cost Sharing Covenant Agreement including the terms, covenants and provisions thereof  
  
Recording Date: June 2, 2017  
Recording No.: 201706020017
9. Covenant Protecting Scenic Views including the terms, covenants and provisions thereof  
  
Recording Date: July 14, 2017  
Recording No.: 201707140126
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by 48 North Association.
12. Assessments, if any, levied by Anacortes.
13. 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 March 29, 2020  
 between Gary F Vassallo Karen M Vassallo ("Buyer")  
Buyer Buyer  
 and Sandra Oliver Peterson ("Seller")  
Seller Seller  
 concerning 1516 Latitude Circle 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.

<u>Gary F Vassallo</u>	<u>Sandra O Peterson</u>	<u>04/01/2020</u>
Buyer	Seller	Date
<u>Karen M Vassallo</u>	<u>4/1/2020 7:42:10 PM PDT</u>	
Buyer	Seller	Date