

**When recorded return to:**

Jesse L Janicula and Logan M Juve Janicula  
4006 H Avenue  
ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1667

May 13 2020

Amount Paid \$8930.60  
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.: 620042253

**CHICAGO TITLE**  
**620042253****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Yanina E. Chambi, 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 Jesse L Janicula and Logan M Juve Janicula, husband and wife

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

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

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

Lot(s): 2, Anacortes, Frazier Short Plat ANA 06-004

Tax Parcel Number(s): P125039/350125-0-086-0200

NE SW 25-35-1

(MA)

Subject to:


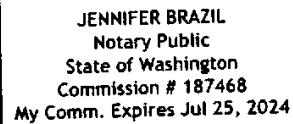
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 5, 2020

  
\_\_\_\_\_  
Yanina E. ChambiState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Yanina E. Chambi 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: 5-11-2020  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

JENNIFER BRAZIL  
Notary Public  
State of Washington  
Commission # 187468  
My Comm. Expires Jul 25, 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125039/350125-0-086-0200**

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LOT 2. CITY OF ANACORTES SHORT PLAT, FRAZIER SHORT PLAT ANA-06-004. RECORDED SEPTEMBER 19, 2006. UNDER AUDITOR'S FILE NO. 200609190008, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Frazier Short Plat ANA 06-004:  
  
Recording No: 200609190008
2. Declaration of Easement for Utilities including the terms, covenants and provisions thereof  
  
Recording Date: January 5, 2015  
Recording No.: 201501050082
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Anacortes.
5. 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 April 08, 2020  
between Jesse L Janicula Logan M Juve Janicula ("Buyer")  
Buyer Buyer  
and Yanina E Chambi ("Seller")  
Seller Seller  
concerning 4006 H Avenue 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.

Authenticate  04/09/2020  
Jesse L Janicula  
Buyer 04/09/2020 10:15:30 AM PDT Date

Authenticate  04/09/2020  
Logan M Juve Janicula  
Buyer 04/09/2020 10:20:47 AM PDT Date

Authenticate  04/10/2020  
[Signature]  
Seller 04/10/2020 12:29:19 AM PDT Date

Seller Date