

When recorded return to:

Steven C. Wren and Daniela Alexander
1107 106th Ave SE
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1737

May 19 2020

Amount Paid \$7205.18
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.: 620042403

CHICAGO TITLE
620042403

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anne Richards and Daniel H. Masaoka, Co Trustees of The Masaoka Family Trust, UID February 23, 1968

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniela Alexander and Steven C. Wren, a married couple

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

LOT 101, CLEARIDGE DIV. I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 76 THROUGH 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

Tax Parcel Number(s): P81758/ 4410-000-101-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 12, 2020

Masaoka Family Trust, UID February 23, 1968

BY: *Anne C. Richards*
Anne Richards
Co-Trustee

BY: _____
Daniel H. Masaoka
Co-Trustee

State of *Washington*
County of *Skagit*

I certify that I know or have satisfactory evidence that *Anne Richards*

(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co Trustees of The Masaoka Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *May 15, 2020*



Martin E. Lehr
Name: *Martin E. Lehr*
Notary Public in and for the State of *WA*
Residing at: *La Conner*
My appointment expires: *2-9-23*

STATUTORY WARRANTY DEED
(continued)

Dated: May 12, 2020

Masaoka Family Trust, UID February 23, 1968

BY: _____
Anne Richards
Co-Trustee

BY: Daniel H. Masaoka
Daniel H. Masaoka
Co-Trustee

State of Ohio
Cnty of Portage

I certify that I know or have satisfactory evidence that Daniel H. Masaoka

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co Trustees of The Masaoka Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/14/2020

GR
Name: Grace Reichard
Notary Public in and for the State of Ohio
Residing at: Hudson OH
My appointment expires: 9/15/2023

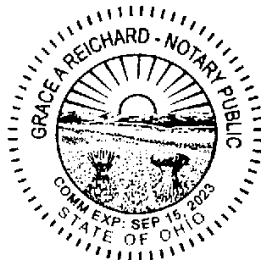


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft and right to cause such noise as may ensure from the same
Recording Date: April 17, 1969
Recording No.: 725479
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft and right to cause such noise as may ensure from the same
Recording Date: May 5, 1969
Recording No.: 726115
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft and right to cause such noise as may ensure from the same
Recording Date: September 19, 1978
Recording No.: 887749
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft and right to cause such noise as may ensure from the same
Recording Date: November 25, 1968
Recording No.: 720683
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft and right to cause such noise as may ensure from the same
Recording Date: May 5, 1969
Recording No.: 726115

EXHIBIT "A"

**Exceptions
(continued)**

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 CLEARIDGE:

Recording No: 7910040045

7. 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

Recording Date: November 28, 1979
Recording No.: 7911280008

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005
Recording No.: 200506100131

8. Provisions contained in the articles of incorporation and bylaws of Clearidge Homeowners Association, including any liability to assessment lien.

Recording No.: 9009280073
Recording No.: 201903180044

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. Assessments, if any, levied by Clearidge Homeowner's Association.

12. 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

04/16/2020

The following is part of the Purchase and Sale Agreement dated _____
between Steven C Wren and Daniela Alexander ("Buyer")
Buyer Buyer
and Masaoka Family Trust ("Seller")
Seller Seller
concerning 4411 San Juan Ave 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.

Authenti-
Steven C Wren 04/16/2020
4/16/2020 3:41:47 PM PDT
Buyer Date

Authenti-
Daniela Alexander 04/16/2020
4/16/2020 5:23:11 PM PDT
Buyer Date

Authenti-
David H. Masaoka, Trustee 04/06/2020
4/6/2020 11:17 PM PDT
Seller Date

Steven C. Richards Trustee 4/6/20
Seller Date