

When recorded return to:
Robert C. Ross and Susan M. Lamb
1610 34th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1924

Jun 02 2020

Amount Paid \$8823.80
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
020042510

Escrow No.: 620042510

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karyn Andriesen, Personal Representative of the Estate of Peter L. Andriesen
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert C. Ross and Susan M. Lamb, a married couple

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

Lot 7 of CITY OF ANACORTES SHORT PLAT NO. ANA-95-006 as approved August 19, 1996,
and recorded August 20, 1996, in Volume 12 of Short Plats, pages 132 and 133, records of Skagit
County Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section
25, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P109547 / 350125-1-065-1000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 27, 2020

Estate of Peter L. Andriesen

BY: Karyn Andriesen
Karyn Andriesen

State of WA
County of King

I certify that I know or have satisfactory evidence that Karyn Andriesen

~~(is/are)~~ the person(s) who appeared before me, and said person 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 Personal Representative of Estate of Peter Andriesen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/29/2020

[Signature]
Name: Michael Paul Warnemuende
Notary Public in and for the State of WA
Residing at: King Co
My appointment expires: 10/14/20

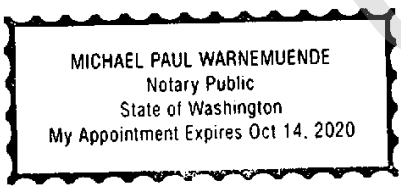


EXHIBIT "A"
Exceptions

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

In favor of: Anacortes Water Company
Purpose: Right of way for pipeline
Recording Date: November 25, 1913
Recording No.: 99430

2. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes and Raymond Jones, Vern Burtness, et al
Recording Date: March 27, 1970
Recording No.: 737329
For: Water and sewer service

3. Agreement and the terms and conditions thereof:

Executed by: Elvin A. Henke and Ardel M. Henke, husband and wife and Vern L. Burtness and Muriel A. Burtness, husband and wife
Recording Date: July 31, 1984
Recording No.: 8407310056
For: Conditions relating to the Henke proposed short plat and access to the Burtness property

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 Short Plat:

Recording No: 8604300004

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 Short Plat:

Recording No: 9608200002

EXHIBIT "A"Exceptions
(continued)

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

Recording Date: August 20, 1996
Recording No.: 9608200003

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
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 April 25, 2020
between Robert C Ross Buyer and Susan M Lamb Buyer ("Buyer")
and Estate of Peter Seller and & Clare Andriesen Seller ("Seller")
concerning 1610 34th St Address Anacortes City WA 98221 State Zip (the "Property")

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.

AuthentisIGN
RCC 04/25/2020
Buyer 12:34:01 PM PDT Date

AuthentisIGN
Karyn Andriesen, Executive 04/21/2020
Seller 7:05:30 PM PDT Date

AuthentisIGN
Susan M Lamb 04/25/2020
Buyer 12:30:41 PM PDT Date

Karyn Andriesen 5/29/2020
Seller Date
Personal Representative