

When recorded return to:
Cynthia Shawn Waliser
11410 NE 124th St Box #PMB 645
Kirkland, WA 98034

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1979

Jun 05 2020

Amount Paid \$2165.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620042271
STATUTORY WARRANTY DEED

THE GRANTOR(S) Howard E. Ward and Helen Marie Ward, 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 Cynthia Shawn Waliser, an unmarried person

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): 17, 49 and Ptn. 18, Block: 3, Holiday Hideaway No. 1

Tax Parcel Number(s): P65849 / 3926-003-017-0000, P65884 / 3926-003-049-0002, P65851 /
3926-003-018-0017

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2020

Howard E. Ward
Howard E. Ward

Helen Marie Ward
Helen Marie Ward

State of NEVADA
County of CLARK

I certify that I know or have satisfactory evidence that Howard E. Ward and Helen M. Ward 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: JUNE 4, 2020

Curtis Stewart
Name: CURTIS STEWART
Notary Public in and for the State of NEVADA
Residing at: LAS VEGAS
My appointment expires: APRIL 20, 2023



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65849 / 3926-003-017-0000, P65884 / 3926-003-049-0002 and P65851 / 3926-003-018-0017

All of Lots 17 and 49 and the North 1/2 of Lot 18, all in Block 3, "HOLIDAY HIDEAWAY NO. 1", as per plat recorded in Volume 8 of Plats, Page 36, records of Skagit County, Washington.

Situated in Skagit County, 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 Plat of Holiday Hideaway No. 1:

Recording No: 625483
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording No.: Volume 88 of Deeds, page 633
Recording No.: Volume 90 of Deeds, page 267
Recording No.: Volume 101 of Deeds, page 113
3. 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: February 15, 1968
Recording No.: 710270

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 15, 1969
Recording No.: 722327
4. Terms and provision of documents regarding the Homeowner's Association.

Recording No.: 8203290018
Recording No.: 8203290019
Recording No.: 200601100165
5. Bylaws of Holiday Hideaway Association and the terms and conditions thereof:

Recording Date: March 24, 2015
Recording No.: 201503240074
6. Assessments or charges and liability to further assessments or charges, including the terms,

EXHIBIT "B"Exceptions
(continued)

covenants, and provisions thereof, disclosed by instrument:

Recorded: February 23, 1989
Recording No.: 8902230048
Imposed By: Guemes Island Water Company, Inc.

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 Guemes Island Water Company.
10. Assessments, if any, levied by Guemes Island Beach Club.

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 03, 2020
between Cynthia Shawn Waliser ("Buyer")
Buyer Buyer
and Howard Ward Helen M Ward ("Seller")
Seller Seller
concerning 7298 Holiday Boulevard 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.

Authentisign
Cynthia Shawn Waliser 04/03/2020
Buyer 10:01:20 AM PDT Date
Buyer Date

Authentisign
Howard E Ward 04/03/2020
Seller 4/3/2020 5:53:12 PM PDT Date
Authentisign
Helen M Ward 04/03/2020
Seller 4/3/2020 5:50:02 PM PDT Date
Seller Date