

When recorded return to:
Brittany VanDuine and Nathaniel VanDuine
14609 Dungeness Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2205

Jun 19 2020

Amount Paid \$9340.00
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.: 620042183

CHICAGO TITLE
020042183

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine J. Sayre, Trustee of The Catherine J. Sayre Living Trust, dated April 13, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brittany VanDuine and Nathaniel VanDuine, a married couple

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): 36 and 37, Gibraltar Annex, tgw tidelands

Tax Parcel Number(s): P73642 / 4110-000-037-0006, P73641 / 4110-000-036-0106, P73640 / 4110-000-036-0015

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 13, 2020

Catherine J. Sayre, Trustee of The Catherine J. Sayre Living Trust, dated April 13, 2018

BY: Catherine J. Sayre
Catherine J. Sayre
Trustee

State of Arizona
County of Cochise

I certify that I know or have satisfactory evidence that Catherine J. Sayre

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 Trustee of Catherine J. Sayre Living Trust, dated April 13, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 17, 2020

Name: Cecilia Wolfe
Notary Public in and for the State of Arizona
Residing at: Cochise County
My appointment expires: 08 31 2023

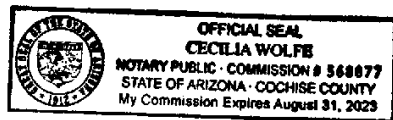


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P73642 / 4110-000-037-0006, P73641 / 4110-000-036-0106 and P73640 /
4110-000-036-0015**

LOTS 36 AND 37, GIBRALTER ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 7 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS ADJACENT TO AND ABUTTING
THEREON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Purpose: Road
 - Recording Date: April 6, 1961 and November 16, 1966
 - Recording No.: 606070 and 690959
 - Affects: As described therein

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Power & Light Company
 - Purpose: Electric transmission and/or distribution line
 - Recording Date: August 17, 1962
 - Recording No.: 625252
 - Affects: As described therein

3. Easement Agreement and the terms and conditions thereof:
 - Between: Contingence LLC, a Washington limited liability company
 - And: Ian G. Sayre and Catherine J. Sayre, husband and wife, et al
 - Recording Date: August 15, 2002
 - Recording No.: 200208150148
 - Regarding: Gas utility line and maintenance thereof

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 Survey:
 - Recording No: 200403150165

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"
Exceptions
(continued)

7. 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

6/7/2020

The following is part of the Purchase and Sale Agreement dated _____
between Brittany VanDuine Nathaniel VanDuine ("Buyer")
Buyer Buyer
and SAYRE LIVING TRUST ("Seller")
Seller Seller
concerning 14609 Dungeness 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.

Authenticator
Brittany VanDuine 06/07/2020
Buyer 8:30:21 PM PDT Date

Authenticator
Catherine J. Sayre, Trustee 03/17/2020
Seller 7:11:38 PM PDT Date

Authenticator
Nathaniel VanDuine 06/07/2020
Buyer 8:29:05 PM PDT Date

Catherine J. Sayre 06-17-2020
Seller Date