

When recorded return to:
Diane H. Anderson
14938 Washington Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3399

Aug 28 2020

Amount Paid \$9785.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043950

Escrow No.: 620043950

STATUTORY WARRANTY DEED

THE GRANTOR(S) JALAMA LLC, a Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Diane H. Anderson, an unmarried person

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

That portion of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said subdivision; thence North 0° 35' 59" East, 124.00 feet along the West line of said subdivision to the centerline of the 30 foot road easement and the True Point of Beginning; thence continue North 0° 35' 59" East, 125.45 feet more or less to the South line of Oakes Avenue; thence North 70° 54' 00" East along the South line of Oakes Avenue 105.87 feet; thence South 0° 03' 59" West, 137.74 feet to the centerline of said 30 foot road easement; thence South 77° 24' 13" West, 102.5 feet along said centerline to the Point of Beginning.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P31658 / 350122-0-023-0005

Subject to:

STATUTORY WARRANTY DEED
(continued)

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

Dated: August 25, 2020

JALAMA LLC,
a Limited Liability Company

BY: Carla L. Stellwagen
Carla L. Stellwagen
Managing Member

State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that Carla L. Stellwagen

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 Managing Member of JALAMA, LLC, a Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/26/2020

[Signature]
Name: Amanda J Egger
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 7/15/24

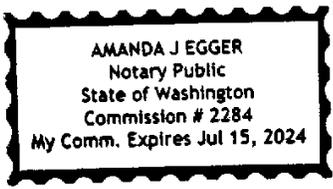


EXHIBIT "A"
Exceptions

1. Easements, including the terms, covenants and provisions thereof, as disclosed by various instruments of record over the Southerly 15 feet.

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: June 15, 1973
 Recording No.: 786512

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

Granted to: Lawrence A. Platt and Ruby Harris Platt, husband and wife
 Purpose: Water line
 Recording Date: September 15, 1978
 Recording No.: 887561

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

Granted to: Lawrence A. Platt and Ruby Harris Platt, husband and wife
 Purpose: Sanitary sewer line
 Recording Date: July 16, 1979
 Recording No.: 7907160006

5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: November 7, 2014
 Recording No.: 201411070042

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

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
 Tax Account No.: P31658 / 350122-0-023-0005
 Levy Code: 0900

EXHIBIT "A"
Exceptions
(continued)

Assessed Value-Land: \$193,900.00
Assessed Value-Improvements: \$151,100.00

General and Special Taxes:
Billed: \$3,249.67
Paid: \$1,624.88
Unpaid: \$1,624.79

8. Assessments, if any, levied by Anacortes.
9. 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 August 16, 2020
between Diane H Anderson ("Buyer")
Buyer Buyer
and Jalama, LLC ("Seller")
Seller Seller
concerning 5016 Channel View Lane 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: 
Diane H Anderson 08/16/2020
Buyer 1:58:08 PM PDT Date

Buyer Date

Carli H. Hallweger 8-16-2020
Seller Date
Carli H. Hallweger 8-26-2020
Seller Date