

**When recorded return to:**

Norman E Nutter  
13887 Gibraltar Road  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3464

Sep 01 2020

Amount Paid \$51805.00

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

**CHICAGO TITLE**

620043792

Escrow No.: 620043792

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Roland I. Mosher, Trustee of the Mosher Living Trust Dated November 18, 1980

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Norman E. Nutter, Trustee the Norman E. Nutter Trust dated December 23, 2009, and Norman E Nutter and Bonita L Nutter, Trustees of the Norman E. Nutter and Bonita L. Nutter 2012 Revocable Trust

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): Ptn. 3, SKAGIT COUNTY SHORT PLAT NO. 99-035; PTN SE 8-34-2

Tax Parcel Number(s): P117736

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 31, 2020

Roland I. Mosher, Trustee of the Mosher Living Trust Dated November 18, 1980

BY: Roland Mosher Trustee  
Roland I. Mosher  
TrusteeState of WASHINGTON  
County of SNOHOMISHI certify that I know or have satisfactory evidence that Roland I Mosher

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 The Mosher Living Trust Dated November 18, 1980 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 31, 2020

Lourea L. Garika  
Name: Lourea L. Garika  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARICA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P117736**

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Lot 3, SKAGIT COUNTY SHORT PLAT NO. 99-0035, approved January 2, 2001 and recorded under Auditor's File No. 200101100017, records of Skagit County, Washington, being a portion of Government Lots 2 and 3, Section 8, Township 34 North, Range 2 East of the Willamette Meridian, and tidelands adjoining;

EXCEPT that portion of said Lot 3 described as follows:

Beginning at the Northwest corner of said Lot 3;  
Thence South 02°25'30" East 12.80 feet along the West line of said Lot 3;  
Thence North 88°36'03" East 588.17 feet parallel with the North line of said Lot 3 to the East line of said Lot 3;  
Thence North 15°00'36" East 13.34 feet along said East line to the Northeast corner of said Lot 3;  
Thence South 88°36'03" West 592.17 feet along said North line of Lot 3 to the true point of beginning.

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 SKAGIT COUNTY SHORT PLAT NO. 99-035:  
  
Recording No: 200101100017
2. Protected Critical Area Easement (PCA) including the terms, covenants and provisions thereof  
  
Recording Date: January 10, 2001  
Recording No.: 200101100018
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Ben Short and Dorothy Short, husband and wife  
Purpose: Ingress and egress  
Recording Date: May 28, 2002  
Recording No.: 200205280207
4. Lot Certification including the terms, covenants and provisions thereof  
  
Recording Date: September 29, 2008  
Recording No.: 200809290013
5. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems including the terms, covenants and provisions thereof  
  
Recording Date: October 3, 2008  
Recording No.: 200810030119
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: January 19, 2016  
Recording No.: 201601190101
7. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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.

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 July 21, 2020  
between Norman E Nutter Trust ("Buyer")  
Buyer Buyer  
and Roland I Mosher Trustee ("Seller")  
Seller Seller  
concerning 13887 Gibraltar Road 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  
Norman E Nutter, Trustee 07/21/2020  
Buyer 11:55:57 AM PDT Date

Authenticate Roland I Mosher Trustee 8/31/2020  
Seller 7/22/2020 8:46:04 AM PDT Date

Buyer Date

Seller Date