

**When recorded return to:**  
Alexander Luciano Anicetti and Alexis Kayla  
Anicetti  
4503 Guemes View  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3533

Sep 04 2020

Amount Paid \$8984.00

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.: 620043762

CHICAGO TITLE  
620043762

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott J. Ellis and Victoria L. Ellis, *husband + wife*  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Alexander Luciano Anicetti and Alexis Kayla Anicetti, a married  
couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 128, CLEARIDGE DIV. I, according to the plat thereof, recorded in Volume 12 of Plats, pages  
76 through 79, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P81785 / 4410-000-128-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 1, 2020

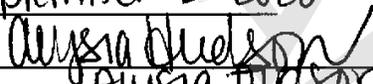
  
\_\_\_\_\_  
Scott J. Ellis

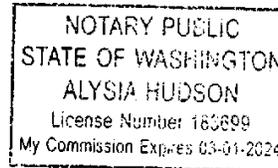
  
\_\_\_\_\_  
Victoria L. Ellis

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott J. Ellis and Victoria L. Ellis 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: September 2 2020

  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires 03.01.2024



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CLEARIDGE :

Recording No: 7910040045

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

Granted to: Port of Anacortes  
Purpose: Unobstructed aircraft passage  
Recording Date: November 25, 1968  
Recording No.: 720683

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

Granted to: Port of Anacortes  
Purpose: Unobstructed aircraft passage  
Recording Date: May 5, 1969  
Recording No.: 726115

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

Granted to: Port of Anacortes  
Purpose: Unobstructed aircraft passage  
Recording Date: April 17, 1969  
Recording No.: 725479

5. Covenants, conditions, restrictions and easements 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: November 28, 1979  
Recording No.: 7911280008

**EXHIBIT "A"**  
Exceptions  
(continued)

6. Covenants, conditions, restrictions and easements 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: September 28, 1990  
Recording No.: 9009280073
7. Liens and charges as set forth in the above mentioned declaration,  
  
Payable to: Clearidge Homeowner's Association
8. Provisions contained in the articles of incorporation and bylaws of Clearidge Homeowners Association recorded under recording number 201903180044, including any liability to assessment lien.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Anacortes.
12. Assessments, if any, levied by Clearidge Homeowner's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 2, 2020  
between Alexander Anicetti Alexis Anicetti ("Buyer")  
Buyer Buyer  
and Scott J Ellis Victoria L Ellis ("Seller")  
Seller Seller  
concerning 4503 Guemes View 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.

Authentication: Alexander Anicetti 08/02/2020  
8/2/2020 8:48:11 PM PDT  
Buyer Date

Authentication: Scott J Ellis 07/24/2020  
8/2/2020 8:52:18 PM PDT  
Seller Date

Authentication: Alexis Anicetti 08/02/2020  
8/2/2020 8:49:15 PM PDT  
Buyer Date

Authentication: Victoria L Ellis 07/24/2020  
8/2/2020 8:50:48 PM PDT  
Seller Date