

When recorded return to:

Jake Orren Brownson
3939 N Marine Drive
Portland, OR 97217

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-3691

Sep 16 2020

Amount Paid \$24025.00

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

Escrow No.: 620043299

CHICAGO TITLE
620043299

STATUTORY WARRANTY DEED

THE GRANTOR(S) 2208 Dover LLC, A Washington 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 Jake Orren Brownson, 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 24, SKYLINE NO. 11

Tax Parcel Number(s): P60037 / 3827-000-024-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 12, 2020

2208 Dover LLC

BY: _____

Jeffrey J. Tufarolo
Manager

State of

WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that _____

Jeffrey J. Tufarolo

(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 Manager of 2208 Dover LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

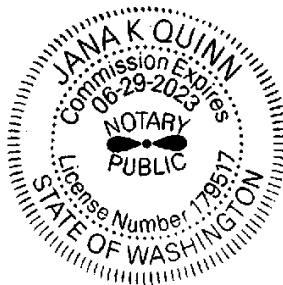
Dated: September 16, 2020Name: Janak QuinnNotary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60037 / 3827-000-024-0007

LOT 24, SKYLINE NO. 11, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THAT PORTION OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24, SKYLINE NO. 11, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 17° 30' 00" WEST 66.35 FEET;

THENCE NORTH 78° 38' 34" EAST 75.99 FEET;

THENCE SOUTH 20° 54' 05" EAST 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 24;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1962
Auditor's No(s): 617291, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric Transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location is not disclosed of record
2. 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 Skyline No. 11, recorded in Volume 9 of Plats, Pages 78 and 79:
Recording No: 729601
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against persons;
Recorded: September 19, 1969
Auditor's No(s): 730909, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 2004
Recording No.: 200406280213

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 30, 2004
Recording No.: 200407300094

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 2005
Recording No.: 200506060070

EXHIBIT "B"

**Exceptions
(continued)**

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: May 3, 1977
Recording No.: 855735

Said document is a re-recording of Recording No. 850870 and Recording No. 851688.

5. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2787":

Recording Date: October 9, 2008
Recording No.: 200810090083

Modification(s) of said bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044

Modification(s) of said Bylaws

Recording Date: December 21, 2018
Recording No.: 201812210006

Modification(s) of said Bylaws

Recording Date: May 8, 2020
Recording No.: 202005080022

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Anacortes.
8. 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 September 02, 2020
between Jake Brownson ("Buyer")
Buyer Buyer
and 2208 Dover LLC ("Seller")
Seller Seller
concerning 2208 Dover Drive 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
Jake Brownson 09/02/2020
Buyer 4:22:33 PM PDT Date

AuthentISIGN
Jeff Tufarolo 09/03/2020
Seller 7:13:50 PM PDT Date

Buyer Date

Seller Date