

When recorded return to:

Philip E. Pearce and Megan Pearce
2007 Piper Cir
ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4105

Oct 07 2020

Amount Paid \$9340.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620044481

Escrow No.: 245430827

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard D Jones and Mary L Henderson-Jones, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Megan Pearce and Philip E. Pearce, wife and husband

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

TRACT 27, SKYLINE NO. 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9
OF PLATS, PAGES 75 THROUGH 77, 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): P59873

Subject to:

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

STATUTORY WARRANTY DEED
(continued)

Dated: September 18, 2020

Richard D. Jones
Richard D JonesMary L Henderson Jones
Mary L Henderson-JonesState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard D Jones and Mary L Henderson-Jones 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: 9/22/2020
Marlin Du Bois
Name: MARLIN DU BOIS
Notary Public in and for the State of WA
Residing at: Chen
My appointment expires: 3-17-2023

MARLIN DU BOIS
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Number 70561
MY COMMISSION EXPIRES
03-17-2023

Exhibit "A"

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. 9:

Recording No: 727408

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 10, 1969

Auditor's No(s): 730908, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: January 24, 2005

Auditor's No(s): 200501240170

Recorded: June 2, 2005

Auditor's No(s): 200506020037

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 3, 1970

Auditor's No(s): 746360, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.

ByLaws, Skyline Beach Club

Recording Date: July 28, 2009

Recording No.: 200907280031

Amended by instruments:

Recording No.: 201010180061

Recording No. 201010250050

Recording No. 201208220010

Recording No. 201308290044

Recording No. 201506300153

Recording No. 201812210006

Recording No. 202005080022

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

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 29, 2020
between Philip and Megan Pearce ("Buyer")
and Richard D Jones ("Seller")
concerning 2007 Piper Cir 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
[Signature] 08/30/2020
Buyer 1:33:41 PM PDT Date
Authentication
Megan Pearce 08/30/2020
Buyer 1:00:18 PM PDT Date

Authentication
[Signature] 08/30/2020
Seller Date
Authentication
[Signature] 08/30/2020
Seller Date