

When recorded return to:
Charles Fort and Deena Fort
4408 Bryce Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-685
Feb 17 2021
Amount Paid \$14021.40
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046066

CHICAGO TITLE
620046066

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary McGrath and Joan Adams-McGrath, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Charles Fort and Deena Fort, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Tract 37, Skyline Division No. 4, according to the plat thereof, recorded in Volume 9 of Plats,
pages 61 and 62, 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): P59252 / 3820-000-037-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

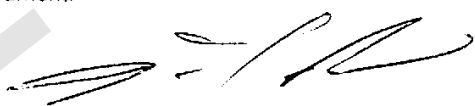
Dated: February 3, 2021



Gary McGrath

Joan Adams-McGrathState of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Gary McGrath and Joan Adams-McGrath
they is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 02/12/2021

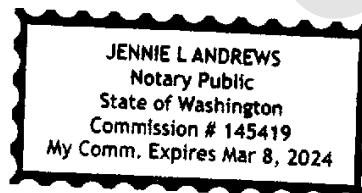
Name: Jennie L. Andrews
Notary Public in and for the State of Washington
Residing at: Island County
My appointment expires: 03/08/2024

EXHIBIT "A"
Exceptions

1. 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: December 9, 1968
Recording No.: 721184
2. 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 Skyline Division No. 4:

Recording No: 719990
3. 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 22, 1968
Recording No.: 720642

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 24, 2005
Recording No.: 200506240110
4. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, recorded under recording number 200907280031, including any liability to assessment lien.

And as amended by:

Recording Nos: 201308290044, 201812210006, 202005080022
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

EXHIBIT "A"
Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: August 23, 1971
Recording No.: 757156

6. Liens and charges as set forth in the above mentioned declaration,
Payable to: Skyline Beach Club, Inc.
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the City of Anacortes.
10. Assessments, if any, levied by Skyline Beach Club, Inc..

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 01/06/2021
between Charles Fort Deena Fort ("Buyer")
Buyer Buyer
and Gary McGrath Joan McGrath ("Seller")
Seller Seller
concerning 4408 Bryce 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:

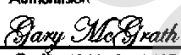
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

Authenticate

1/6/2021 1:36:37 PM PST
Buyer _____ Date

Authenticate
Deena Fort
1/6/2021 1:37:33 PM PST
Buyer _____ Date

Authenticate

1/3/2021 10:06:17 AM PST
Seller _____ Date

Authenticate
Joan McGrath
1/6/2021 1:15:43 PM PST
Seller _____ Date