

When recorded return to:

Colin Michael Boyle and Nicole Marie Boyle
3202 Field Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1066

Mar 12 2021

Amount Paid \$8895.00
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

CHICAGO TITLE
620045803

Escrow No.: 620045803

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly Anne Morgan, who acquired title as Kimberly Richards, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Colin Michael Boyle and Nicole Marie Boyle, a married couple

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.)

LT 1, PLAT OF HORIZON HEIGHTS DIV NO. III

Tax Parcel Number(s): P108356 / 4656-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 4, 2021

Kimberly Anne Morgan
Kimberly Anne Morgan

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kimberly Anne Morgan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03.08.2021

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

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108356 / 4656-000-001-0000

LOT 1, PLAT OF HORIZON HEIGHTS DIVISION NO. III, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 60 AND 61, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

A non-exclusive easement is hereby reserved for and granted to Puget Sound Power and Light Company, G.T. E. Northwest Inc., Cascade Natural Gas, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduit cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electricity, telephone, natural gas, and television; together with the right to enter upon the tracts at all times for the purposes stated.

Amended by instrument recorded March 21, 1996 under Auditor's File No. 9603210076, records of Skagit County, Washington, amending the easement to 10 feet.

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 Short Plat No. ANA 95-001:

Recording No: Volume 11 page 200

3. 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 the Plat of Horizon Heights Division No. III:

Recording No: 9506290068

4. 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, 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 in the document

Recording Date: June 29, 1995

Recording No.: 9506290069

5. Agreement, including the terms and conditions thereof, entered into

EXHIBIT "B"

Exceptions
(continued)

Executed by: City of Anacortes
And Between: Raymond G. Jones, etux etal
Recording Date: March 27, 1970
Recording No.: 737329

6. Agreement, including the terms and conditions thereof; entered into;

Executed by: City of Anacortes
And Between: Pacific Summit Construction, Inc.
Recording Date: December 12, 1995
Recording No.: 9512120080
Providing: Water and wastewater fees

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 21, 1996
Recording No.: 9603210076

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by The City of Anacortes.
10. 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 February 5, 2021
between Colin Michael Boyle Nicole Marie Boyle ("Buyer")
Buyer Buyer
and Kimberly Morgan ("Seller")
Seller Seller
concerning 3202 Field Ave 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
Colin Michael Boyle 02/05/2021
Buyer 02/05/2021 9:44:05 PM PST Date

Authentication
Kimberly Morgan 02/03/2021
Seller 02/03/2021 9:45:40 AM PST Date

Authentication
Nicole Marie Boyle 02/05/2021
Buyer 02/05/2021 9:32:33 PM PST Date

Seller Date