

When recorded return to:
Mary Jacobs
P.O. Box 135
Ophir, OR 97464

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

Affidavit No. 2021-1252

Mar 24 2021

Amount Paid \$9927.40

Skagit County Treasurer

By Chelsea Stalcup Deputy



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620046519

Escrow No.: 620046519

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Jacobson, who acquired title as a single man; and Christina Jacobson, who acquired title as Christina Jacobs, a single woman; husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mary Jacobs, 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.)

~~UNIT~~ Ptn. Gov't Lot 2 in 30-35-2

Tax Parcel Number(s): P33124 / 350230-0-155-0012

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2021

[Signature]
Scott A. Jacobson

[Signature]
Christina Jacobson

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Scott A. Jacobson and Christina Jacobson
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: 02.22.2021

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

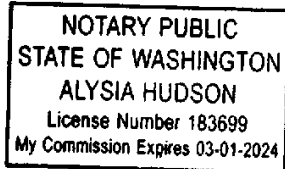


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33124 / 350230-0-155-0012

A tract of land in Government Lot 2 of Section 30, Township 35 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of Commercial Avenue in the City of Anacortes, 120.0 feet; North 02°11'30" West of the intersection of said East line of Commercial Avenue with the South line of Government Lot 2;
Thence North 02°11'30" West along the East line of said Commercial Avenue 53.0 feet;
Thence South 89°40' East parallel with the South line of said Government Lot 2, 190.0 feet to a line that is parallel with and 520.4 feet East of the West line of Government Lot 2;
Thence South 00°21' East parallel with the West line of Government Lot 2, 52.97 feet;
Thence North 89°40' West, 188.35 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. An agreement between Clarence E. Powers, et al, fixing the descriptions and outer boundaries of several tracts of land of which the property herein described is one tract described in said agreement, dated June 30, 1953, recorded January 20, 1954, under recording number 497374, records of Skagit County, Washington, reference being hereby made to the records for full particulars.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: June 26, 1926
Recording No.: 195374
In favor of: Puget Sound Telephone Company
For: Maintenance of any electric power transmission line or lines
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the City of Anacortes.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 08, 2021
between Mary Jacobs ("Buyer")
Buyer
and Scott A Jacobson ("Seller") Christina Jacobson ("Seller")
Seller
concerning 3715 Commercial Avenue 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
Mary Jacobs 02/08/2021
Buyer 3:29:18 PM PST Date

Authentication
[Signature] 02/08/2021
Seller 8:42:22 PM PST Date

Buyer Date

Authentication
Christina Jacobson 02/08/2021
Seller 6:40:44 PM PST Date