

When recorded return to:
Raymond Yung Wong
Raymond Yung Wong, as trustee of the Raymond
Yung Wong Living Trust
14049 97th Ave NE
Kirkland, WA 98034

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045980

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1286

Mar 26 2021

Amount Paid \$31655.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620045980

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Buchanan, Trustee of the John Scott Buchanan Living Trust, dated June 27, 2017 and Gail Sterling Buchanan, 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 Raymond Yung Wong, as trustee of the Raymond Yung Wong Living Trust

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(s): B. Short Plat No. 93-028, ptn. NW, 15-34-1E, W.M.

Tax Parcel Number(s): P19442 / 340115-0-001-0506

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2021

John Buchanan, Trustee of the John Scott Buchanan Living Trust, dated June 27, 2017

BY: *John Buchanan*
John Buchanan
Trustee

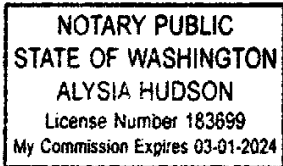
Gail Sterling Buchanan
Gail Sterling Buchanan

State of Washington
Skagit county of Skagit

I certify that I know or have satisfactory evidence that John Buchanan

~~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 Trustee of John Scott Buchanan Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 23 2021



Alysia Hudson
Name: Alysia HUDSON
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires 03 01 2024

State of Washington

County of Skagit

On this day personally appeared before me Gail Sterling Buchanan to me known to be the individual party described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of MARCH, 2021.

STATUTORY WARRANTY DEED

(continued)

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

Alysia Hudson
Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires on 03 01 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P19442 / 340115-0-001-0506

PARCEL A:

Tract B, SKAGIT COUNTY SHORT PLAT NO. 93-028, as approved September 14, 1993, and recorded September 14, 1993, in Volume 10 of Short Plats, page 230, under Auditor's File No. 9309140025, records of Skagit County, Washington; being a portion of Section 15, Township 34 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress, and road utility purposes over, along, under and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

Commencing at the Northeast corner of Tract A, Rancho San Juan Del Mar, Subdivision No. 3, Plate 1, according to the plat thereof recorded in Volume 6 of Plats, page 19, records of Skagit County, Washington, said Northeast corner being on the Southerly right-of-way line of County Road No. 376; Thence South 81°19' East 44.92 feet along the Southerly right-of-way of said county road to the point of beginning of this centerline;
Thence South 35°44'01" West 147.02 feet;
Thence South 62°14'11" West 140.14 feet;
Thence South 45°33'26" West 168.52 feet;
Thence South 42°09'56" West 167.71 feet;
Thence South 69°00'48" West 161.45 feet;
Thence South 60°59'48" West 83.00 feet;
Thence South 11°12'18" West 220.00 feet, more or less, to a point on a property line described as follows:

Commencing at the Southeast corner of Government Lot 1, Section 15, Township 34 North, Range 1 East of the Willamette Meridian;
Thence North 00°56'38" West 882.49 feet along the East line of Government Lot 1 to the point of beginning of said property line;
Thence North 88°58'47" West parallel with the South line of said Government Lot 1 to the intersection of said easement centerline;

EXCEPT that portion of said easement lying within the above described main tract.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Keith A. Thompson and Monique Y. Thompson, husband and wife
Purpose: ingress, egress utilities and road purposes
Recording Date: April 4, 1977
Recording No.: 853815
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Wallace M. Martin
Purpose: Ingress, egress and road purposes
Recording Date: August 26, 1977
Recording No.: 863490
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Elsie S. Ervine
Purpose: Ingress, egress and utilities
Recording Date: November 29, 1977
Recording No.: 869438
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Elsie S. Ervine and owners in said short plat
Purpose: Septic tank drainfield and ingress and egress to construct, maintain and locate an effluent transmission line
Recording Date: January 26, 1978
Recording No.: 872708
5. Covenants, conditions and restrictions 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: May 21, 1993
Recording No.: 9305210109
6. Findings of Fact Entry of Order No. VAR 93 031, including the terms, covenants and provisions thereof

EXHIBIT "B"
Exceptions
(continued)

Recording Date: August 25, 1993
Recording No.: 9308250031

Recording Date: August 31, 1993
Recording No.: 9308310043

7. **By-Laws of Biz Point Water Association, including the terms, covenants and provisions thereof**

Recording Date: July 25, 1989
Recording No.: 8907250038

Release of Membership and Water Rights in the Biz Point Water Association as recorded under Recording No. 201207230162

8. **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. 93-028:**

Recording No: 9309140025

9. **As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.**
10. **Any question of location, boundary or area related to Burrows Bay, including, but not limited to, any past or future changes in it.**
11. **City, county or local improvement district assessments, if any.**
12. **Assessments, if any, levied by any road maintenance association.**

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 December 21, 2020
between Raymond Wong Living Trust ("Buyer")
Buyer Buyer
and Buchanan Living Trust Gail Sterling Buchanan ("Seller")
Seller Seller
concerning 14114 Ervine Road 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
Raymond Wong, Trustee 12/21/2020
Buyer 10:12:14 PM PST Date

Authentisign
John Buchanan, Trustee 12/22/2020
Seller 2:46:08 PM PST Date

Buyer Date

Authentisign
Gail Sterling Buchanan 12/22/2020
Seller 3:06:21 PM PST Date