

When recorded return to:

Benjamin C. Harris and Jenna A. Harris
3716 West 12th Street
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-2134

May 13 2021

Amount Paid \$14947.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046963

CHICAGO TITLE

620046963

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven T. Alverson and Beverly A. Alverson, 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 Benjamin C. Harris and Jenna A. Harris, a married couple

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

Lot 28 of Rock Ridge, a Survey recorded December 3, 1998, in Volume 21 of Surveys, pages 85
through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington; being a
portion of Lots 18 through 20, Block 1123, NORTHERN PACIFIC ADDITION TO ANACORTES, as
per plat recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

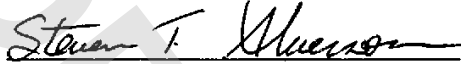
Tax Parcel Number(s): P113933 /
3809-323-028-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 6, 2021



Steven T. Alverson



Beverly A. Alverson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven T. Alverson and Beverly A. Alverson 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.


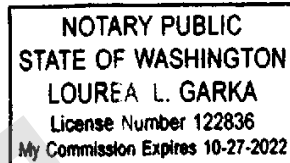
Dated: May 10, 2021
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"

Exceptions

1. 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 Northern Pacific Addition to Anacortes:

Recording No: Volume 2, page 9

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 Rock Ridge Survey:

Recording No: 9812030124

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: October 22, 1998

Recording No.: 9810220058

4. Liens and charges as set forth in the above mentioned declaration,

Payable to: Rock Ridge Homeowners Association

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Rock Ridge Homeowners Association.
8. 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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 06, 2021

between Benjamin C. Harris Jenna A. Harris ("Buyer")
Buyer
and Steven T. Alverson Beverly A. Alverson ("Seller")
Seller
concerning 3716 W 12th Street Anacortes 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.

Authenticated: Benjamin C. Harris 04/06/2021
Buyer 05:20:34 PM PDT Date

Authenticated: Jenna A. Harris 04/06/2021
Buyer 05:00:01 PM PDT Date

Authenticated: Steven Alverson 04/06/2021
Seller 04:37:16 PM PDT Date

Authenticated: Beverly A. Alverson 04/06/2021
Seller 04:40:16 PM PDT Date