

When recorded return to:
Thomas W. Walters and Lynn M. Swiatkowski
15696 Yokeko Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2178

May 17 2021

Amount Paid \$10942.00
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.: 620047270

CHICAGO TITLE
020047270

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maxwell Flach, 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 Thomas W. Walters and Lynn M. Swiatkowski, 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 51, "DECEPTION PASS WATERFRONT TRACTS"


Tax Parcel Number(s): P64909 / 3898-000-051-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

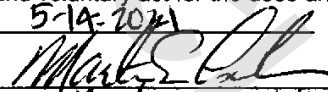
Dated: May 6, 2021



Maxwell Flach

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maxwell Flach is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-19-2021


Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: 10 Conner
My appointment expires: 2-9-23

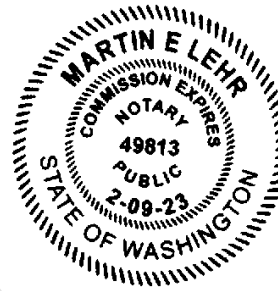


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64909 / 3898-000-051-0007

LOT 51, "DECEPTION PASS WATERFRONT TRACTS", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Deception Pass Waterfront Tracts:

Recording No: 384358

2. Restriction contained in deed

Recording Date: November 17, 1947

Recording No.: 411234

As Follows: Property is not to be used for commercial purposes

3. Agreement and License including the terms, covenants and provisions thereof

Recording Date: April 30, 1962

Recording No.: 620895

4. 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 Survey:

Recording No: 9202140011

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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021

Tax Account No.: P64909 / 3898-000-051-0007

Levy Code: 1485

Assessed Value-Land: \$156,500.00

Assessed Value-Improvements: \$130,500.00

EXHIBIT "B"
Exceptions
(continued)

General and Special Taxes:	
Billed:	\$3,019.45
Paid:	\$1,509.78
Unpaid:	\$1,509.67

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 _____
between Thomas W Walters Lynne M Swiatkowski ("Buyer")
Buyer Buyer
and Maxwell Flach ("Seller")
Seller Seller
concerning 15696 Yokeko Dr 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.

Authenticat
Tom Walters
4/20/21 5:17:15 PM PDT
Date

Authenticat
Maxwell Flach
4/14/21 5:26:39 PM PDT
Date

Authenticat
Lynne Swiatkowski
4/20/21 9:14:58 PM PDT
Date

Seller Date