

When recorded return to:
Charlene Janz
CC & D Construction LLC
2031 L Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047102

CHICAGO TITLE
620047102

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan E. Ensley-Sandvig, a married person and Kathy Thompson, a married person and Doris E. Matteson, a married person, as to a life estate and Michael Ensley, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to CC & D Construction LLC

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): 20 and Ptn. 19, Block: 3, Hensler's 2nd to Anacortes

Tax Parcel Number(s): P57420 / 3795-003-020-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2588

Jun 08 2021

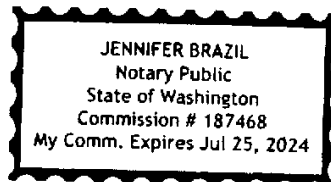
Amount Paid \$5045.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2021

Susan E. Ensley-Sandvig
Susan E. Ensley-SandvigKathy ThompsonDoris E. Matteson
Doris E. Matteson, by Susan E. Ensley-Sandvig
as attorney in factBy
Doris E. Matteson, by Susan Ensley Sandvig, as Attorney in FactMichael EnsleyState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Susan E. Ensley Sandvig
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: June 4, 2021Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

STATUTORY WARRANTY DEED

(continued)

Dated: June 3, 2021

Susan E. Ensley SandvigKathy Thompson

Doris E. Matteson

By

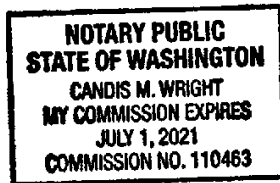
Doris E. Matteson, by Susan Ensley Sandvig, as Attorney in Fact

Michael EnsleyState of WashingtonCounty of Whitman

I certify that I know or have satisfactory evidence that

Kathy Thompson

(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: June 7, 2021Candis M. WrightName: Candis M. WrightNotary Public in and for the State of WashingtonResiding at: Whitman CountyMy appointment expires: 07-01-2021

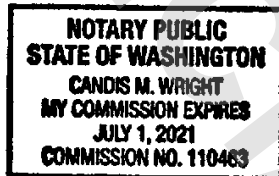
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Whitman

I certify that I know or have satisfactory evidence that

Michael Frisley
(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: June 7, 2021



Candis M. Wright
Name: Candis M. Wright
Notary Public in and for the State of Washington
Residing at: Whitman County
My appointment expires: 07-01-2021

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Susan Ensley Sandvig is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Doris E. Matteson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 4, 2021
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

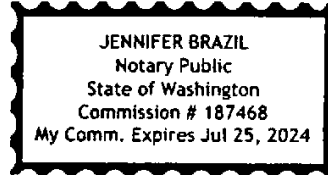


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57420 / 3795-003-020-0003

Lot 20 and the North half of Lot 19, Block 3, HENSLEY'S SECOND ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 3 of Plats, page 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. 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.:	P57420 / 3795-003-020-0003
Levy Code:	0900
Assessed Value-Land:	\$192,100.00
Assessed Value-Improvements:	\$45,700.00
General and Special Taxes:	
Billed:	\$2,196.26
Paid:	\$1,098.17
Unpaid:	\$1,098.09
3. Assessments, if any, levied by 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 04/02/2021
between Gordon Janz Charlene Janz ("Buyer")
Buyer Kathy V Thompson Doris E Matteson Life Estate
and Susan E. Ensley-Sandvig Michael Philip Ensley ("Seller")
Seller Seller
concerning 2031 L 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.

Authenticated
Gordon Janz 04/02/2021
4/2/2021 10:37:14 PM PDT
Buyer Date

Authenticated
Charlene Janz 04/02/2021
4/2/2021 10:38:26 PM PDT
Buyer Date

Authenticated
Susan E Ensley-Sandvig 04/01/2021
4/1/2021 4:35:13 PM PDT
Seller Date

Authenticated
Michael Philip Ensley 04/01/2021
4/1/2021 4:27:24 PM PDT
Seller Date

Authenticated
Kathy Virginia Thompson 04/01/2021
4/1/2021 4:48:47 PM PDT
Seller

Authenticated
Doris E. Matteson by Susan E Ensley-Sandvig POA 04/01/2021
4/1/2021 4:33:39 PM PDT