

When recorded return to:

Marsa Daniel
13136 Sunset Ln
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2644

Jun 11 2021

Amount Paid \$9304.40

Skagit County Treasurer
By Flora Cruz Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620047140

Escrow No.: 620047140

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean Riddle and Katrina Riddle, 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 Marsa Daniel, an unmarried person and Linda Dobbs, a married woman as her sole and separate property

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): Ptn. 6, 7 and 8, Block: 2, Barbers Addn. and Ptn. Lots 7 and 8, Block 4, Munks 1st, Queen Anne

Tax Parcel Number(s): P134224 / 3773-002-008-0107, P134225 / 3806-004-008-0104

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 27, 2021

[Signature]

Sean Riddle

[Signature]

Katrina Riddle

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Sean Riddle and Katrina Riddle

~~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 02 2021

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 06/29/2023

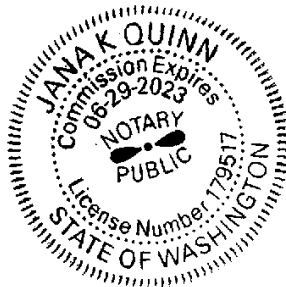


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134224 / 3773-002-008-0107 and P134225 / 3806-004-008-0104

That portion of Fractional Lots 6 through 8, inclusive, Block 2, PLAT OF H. H. BARBER S ADD. TO ANACORTES, WASH., as per plat recorded in Volume 2 of Plats, page 99, records of Skagit County, Washington;

And that portion of Fractional Lots 7 and 8, inclusive, Block 4, "MUNK S FIRST QUEEN ANNE ADDITION TO ANACORTES," as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington; described as follows:

Beginning in the Northwest corner of Lot 8, Block 2, of said PLAT OF H. H. BARBER S ADD. TO ANACORTES, WASH.,

thence South 89°25'42" East, 71.07 feet;
thence South 0°34'23" West, 58.00 feet;
thence North 89°25'42" West, 26.38 feet;
thence South 0°34'23" West, 42.00 feet;
thence North 89°25'42" West, 44.68 feet;
thence North 0°34'23" East, 100.00 feet to the point of beginning.

Also known as Lot B of Boundary Line Adjustment, recorded on June 25, 2018, under Auditor s File No. 201806250012, as shown on record of survey recorded on June 25, 2018, under Auditor s File No. 201806250011, records of Skagit County, Washington.

Situate in the City of Anacortes, 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 Survey:

Recording No: 9509010078

2. Title Notification, including the terms, covenants and provisions thereof

Recording Date: July 28, 2016
Recording No.: 201607280079

3. 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: 201806250011

4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: June 25, 2018
Recording No.: 201806250012

5. Accessory Dwelling Unit, including the terms, covenants and provisions thereof

Recording Date: June 25, 2018
Recording No.: 201806250013

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Steve Hixson and Terri Hixson, a married couple
Purpose: driveway
Recording Date: July 2, 2018
Recording No.: 201807020156

7. Accessory Dwelling Unit Covenant, including the terms, covenants and provisions thereof

EXHIBIT "B"Exceptions
(continued)

Recording Date: December 5, 2019
Recording No.: 201912050063

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Anacortes.
10. City, county or local improvement district assessments, if any.

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 3, 2021
between Marsa Daniel Linda Dobbs ("Buyer")
Buyer Buyer
and Sean P Riddle Katrina L Riddle ("Seller")
Seller Seller
concerning 1715/1717 12th St 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
Marsa Daniel 04/03/2021
04/03/2021 4:46:46 PM PDT
Buyer Date

Authenticat
Linda Dobbs 04/03/2021
04/03/2021 5:14:30 PM PDT
Buyer Date

Authenticat
Sean P Riddle 03/31/2021
03/31/2021 1:34:14 PM PDT
Seller Date

Authenticat
Katrina L Riddle 03/31/2021
03/31/2021 1:32:53 PM PDT
Seller Date