

**When recorded return to:**  
Kathy L. Bailey and Tom R. Bailey  
3405 G. Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3207  
Jul 15 2021  
Amount Paid \$12971.20  
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.: 620048355

CHICAGO TITLE  
620048355

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William J. Fritz and Louise A. Fritz, 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 Kathy L. Bailey and Tom R. Bailey, a married couple

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

LOT 5, "PLAT OF SUNRISE ESTATES DIVISION II", AS PER PLAT RECORDED IN VOLUME 16  
OF PLATS, PAGES 92 AND 93, 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): P108543 / 4669-000-005-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 12, 2021

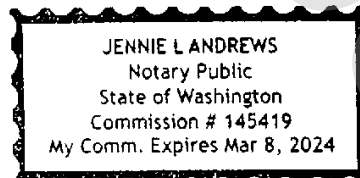
W J Fritz  
William J. Fritz  
Louise A. Fritz  
Louise A. Fritz

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that  
William J. Fritz and Louise A. Fritz  
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: 07/13/2021

Jennie L. Andrews  
Name: Jennie L. Andrews  
Notary Public in and for the State of WA  
Residing at: Island County  
My appointment expires: 03/08/2024



**EXHIBIT "A"**  
Exceptions

1. Waiver and Covenant not to sue and the terms and conditions thereof:  
Recording Date: February 12, 1988  
Recording No.: 8802120032
2. 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: October 27, 1988  
Recording No.: 8810270098
3. 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: August 21, 1989  
Recording No.: 8908210015
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Underground electric system  
Recording Date: February 29, 1996  
Recording No.: 9602290124  
Affects: Portion of said premises
5. 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 Sunrise Estates Division II:  
Recording No: 9604020065

**EXHIBIT "A"**

Exceptions  
(continued)

6. 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: April 5, 1996  
Recording No.: 9604050039

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. 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 Number: P108543 / 4669-000-005-0000  
Levy Code: 1485  
Assessed Value-Land: \$160,500.00  
Assessed Value-Improvements: \$299,300.00

General and Special Taxes: Billed: \$4,766.37  
Paid: \$2,383.22  
Unpaid: \$2,383.15

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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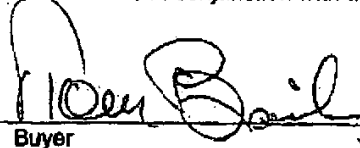

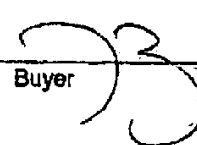
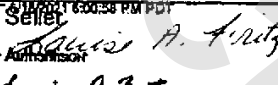
The following is part of the Purchase and Sale Agreement dated June 17, 2021  
between Kathy L Bailey Tom R Bailey ("Buyer")  
Buyer Buyer  
and William J Fritz Louise A Fritz ("Seller")  
Seller Seller  
concerning 14448 Ashley Place Anacortes WA 98221 (the "Property")  
Address City State Zip

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.

		7-13-2021
Buyer	Authorizor William J Fritz	06/18/2021
		7/13/2021
Buyer	Authorizor Louise A Fritz	06/18/2021
<u>6-17-21</u>	<u>6-17-21</u>	
Date	Date	