

When recorded return to:
Kevin Maas and Sarah Maas
603 Blackburn Rd
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048853

CHICAGO TITLE
620048853

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin S. Kenzer, a married man as his separate estate, who acquired title as a single person and Mark S. Kenzer, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kevin Maas and Sarah Maas, 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.)

Lot(s): 16 through 20, Block: 1, Brownrigs 2nd Add to Anacortes

Tax Parcel Number(s): P128066 / 3779-001-018-0000, P57013 / 3779-001-020-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4149

Sep 08 2021

Amount Paid \$5525.00

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED

(continued)

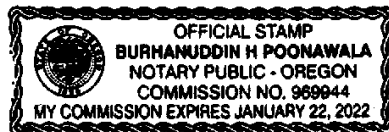
Dated: August 30, 2021

Martin S. Kenzer

Mark S. Kenzer

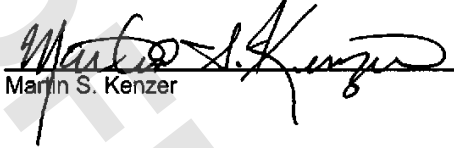
State of Oregon
Clatsop County of Washington

I certify that I know or have satisfactory evidence that

Mark S. Kenzer
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: 08/31/2021Name: Burhanuddin Poonawala
Notary Public in and for the State of Oregon
Residing at: Tigard OR
My appointment expires: 01/22/2022

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2021


Martin S. Kenzer

Mark S. Kenzer

State of Washington
County of SkagitI certify that I know or have satisfactory evidence that Martin S. Kenzer

(~~S~~)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.

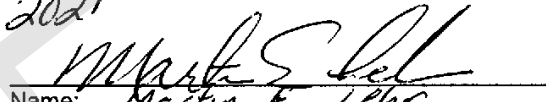
Dated: September 1, 2021
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128066 / 3779-001-018-0000 and P57013 / 3779-001-020-0007

Lot 16, 17, 18, 19 and 20, Block 1, BROWNRIG'S SECOND ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 42, records of Skagit County, Washington.

EXCEPT the Westerly 6 feet of Lots 16 through 20, Block 1, BROWNRIG'S SECOND ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 42, records of Skagit County, Washington, as conveyed to the City of Anacortes by Quit Claim Deed recorded November 7, 1990 under Auditor's File No. 9011070048, records of Skagit County, Washington;

TOGETHER WITH that portion of N Avenue which inures thereto by vacation ordinance recorded November 7, 1990 under Auditor's File No. 9011070044, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: November 29, 2007
Recording No.: 200711290028
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
4. 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 August 04, 2021
between Kevin Maas Sarah Maas ("Buyer")
Buyer Buyer
and Martin S Kenzer Mark S Kenzer ("Seller")
Seller Seller
concerning 40144018 N Avenue 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
[Signature] 08/04/2021
Date
08/04/2021 12:19:26 PM PDT

[Signature] 8/5/21
Date
Seller

Authenticated
Sarah Maas 08/04/2021
Date
08/04/2021 12:34:28 PM PDT

Authenticated
Mark S Kenzer 08/12/2021
Date
08/12/2021 6:08:00 PM PDT