

When recorded return to:
Christopher Drago and Robin Drago
728 Gilroy Drive
Capitola, CA 95010

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4397
Sep 23 2021
Amount Paid \$8895.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048833

Escrow No.: 620048833

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jane Phelps and Lomer Dean Phelps, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robin Drago and Christopher Drago, a married couple

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

LOT 50, SKYLINE DIV. NO. 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 9 OF PLATS, PAGE(S) 78 THROUGH 79, 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): P60064 / 3827-000-050-0004

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: September 14, 2021

Jane Phelps
Jane Phelps

Lomer Dean Phelps
Lomer Dean Phelps

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

I certify that I know or have satisfactory evidence that Jane Phelps & Lomer Dean Phelps 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: 09/20/2021

Siavash Rezaei Rokhsari
Name: Siavash Rezaei Rokhsari
Notary Public in and for the State of California
Residing at San Diego
My appointment expires: 12/03/2024



EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 26, 1962
 Auditor's No(s): 617291, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric Transmission and/or distribution line, together with necessary appurtenances

 NOTE: Exact location is not disclosed of record
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKYLINE NO. 11:
 Recording No: 729601
3. 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: September 19, 1969
 Recording No.: 730909

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: June 28, 2004, July 7, 2004 and June 6, 2005
 Recording No.: 200406280213, 20040700094 and 200506060070
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

 Imposed by: Skyline Beach Club, Inc.
 Recording Date: January 28, 1970
 Recording No.: 735387
5. Bylaws Skyline Beach Club and the terms and conditions thereof

 Recording Date: July 28, 2009
 Recording No.: 200907280031

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2018
Recording No.: 201812210006

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2020
Recording No.: 202005080022

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

John L. Scott

REAL ESTATE

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 26, 2021
between Christopher Drago Robin Drago ("Buyer")
Buyer Buyer
and Jane Phelps Lomer Dean Phelps ("Seller")
Seller Seller
concerning 5206 Doon Way 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.

Authenticate
Christopher Drago 08/26/2021
Buyer 8:22:02 PM PDT Date
Authenticate
Robin Drago 08/26/2021
Buyer 8:21:07 PM PDT Date

Authenticate
Jane Phelps 08/27/2021
Seller 8:22:02 PM PDT Date 9/20/21
Authenticate
Lomer Dean Phelps 08/27/2021
Seller 8:26:38 PM PDT Date 9/20/21