

When recorded return to:
Geraldine A. Manning
Geraldine A. Manning, as trustee of the Geraldine
A. Manning Revocable Trust
2416 Lakeview Court
Park City, UT 84060

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047929

CHICAGO TITLE
620047929

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Dick Markus, Jr and Elisabeth Markus, as trustees of the Rick and Elisabeth Markus Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Geraldine A. Manning, as trustee of the Geraldine A. Manning Revocable Trust

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.)

LT. 3, CITY OF ANACORTES SHORT PLAT FOR TODD KIRKPATRICK

Tax Parcel Number(s): P123000 / 3858-000-065-0400

SE 27-35-1

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5417

Nov 29 2021

Amount Paid \$4629.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 18, 2021

Robert Dick Markus, Jr and Elisabeth Markus, as trustees of the Rick and Elisabeth Markus Revocable Trust

BY: Elisabeth Markus
Elisabeth Markus
Trustee

BY: Robert Dick Markus Jr.
Robert Dick Markus, Jr.
Trustee

State of CA
County of Fresno

This record was acknowledged before me on 11/23/2021 by Robert Dick Markus Jr and Elisabeth Markus as Trustees of Rick and Elisabeth Markus Revocable Trust.

[Signature]
(Signature of notary public)

Notary Public in and for the State of CA
Residing at: 5919 Wauke Ave, Visalia, CA 93291
My commission expires: 12/29/2022

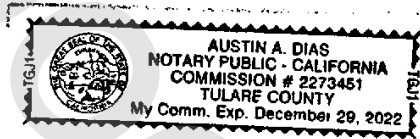


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123000 / 3858-000-065-0400

LOT 3, CITY OF ANACORTES SHORT PLAT FOR TODD KIRKPATRICK, APPROVED MAY 16, 2005, AND RECORDED MAY 20, 2005, UNDER AUDITOR'S FILE NO. 200505200118, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 65 AND THE NORTH 1/2 OF TRACT 64, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE 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 the Plat of Anaco Beach:

Recording No: Volume 5, Page 4

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: June 16, 1987
Recording No.: 8706160051

3. Mound Fill System Installation Conditional Agreement including the terms, covenants and provisions thereof

Recording Date: July 18, 1988
Recording No.: 8807180001

4. View Encumbrance including the terms, covenants and provisions thereof

Recording Date: November 22, 2000
Recording No.: 200011220107

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

Granted to: Puget Sound Energy, Inc.
Purpose: electric transmission and/or distribution line
Recording Date: February 14, 2005
Recording No.: 200502140152

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

Granted to: Puget Sound Energy, Inc.
Purpose: electric transmission and/or distribution line
Recording Date: February 14, 2005
Recording No.: 200502140153

EXHIBIT "B"Exceptions
(continued)

7. 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 SKAGIT COUNTY SHORT PLAT NO. SP-04-003:

Recording No: 200505200118

8. Agreement for encroachment including the terms, covenants and provisions thereof

Recording Date: May 23, 2005
Recording No.: 200505230116

9. 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: May 27, 2005
Recording No.: 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005
Recording No.: 200507130131

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 19, 2005
Recording No.: 200507190001

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 24, 2007
Recording No.: 200704240095

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 20, 2006
Recording No.: 200601200010

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"Exceptions
(continued)

Recording Date: December 3, 2015
Recording No.: 201512030061
Recording No.: 201512030062

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Empire One Development and Holding, Inc
Recording Date: May 25, 2005
Recording No.: 200505270229

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

Granted to: Marine Crest Association, a Washington corporation
Recording Date: June 30, 2006
Recording No.: 200606300207
Affects: Portion of said premises

12. 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: 201906070103

13. Assessments, if any, levied by the City of Anacortes.
14. Assessments, if any, levied by Marine Crest Association.
15. City, county or local improvement district assessments, if any.
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 October 28, 2021
between Geraldine A Manning ("Buyer")
Buyer Elisabeth Markus and Robert D. Markus Jr. ("Seller")
Seller Seller
concerning 4301 Marine Crest Pl 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 10/28/2021
Geraldine A Manning Date
Buyer 10:26:17 AM PDT

Buyer Date

Authenticate 05/25/2021
Robert D. Markus Jr. Date
Seller 10:11:40 PM PDT

Authenticate 05/25/2021
Elisabeth Markus Date
Seller 10:08:33 PM PDT