

**When recorded return to:**

Timothy Kirschbaum and Cindy Kirschbaum  
209 Mansfield Court  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050085

**CHICAGO TITLE**  
620050085

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James S. Knott and Pamela K. Knott, 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 Timothy Kirschbaum and Cindy Kirschbaum, husband and wife

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

LOT 5, MARINERS COVE SHORT PLAT ANA-06-002, APPROVED APRIL 14, 2008,  
RECORDED APRIL 21, 2008, UNDER AUDITOR'S FILE NO. 200804210233, RECORDS OF  
SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 7, SECTION  
30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127524 / 350230-4-108-0500

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5708

Dec 14 2021

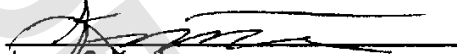

Amount Paid \$14591.00

Skagit County Treasurer

By Lena Thompson Deputy

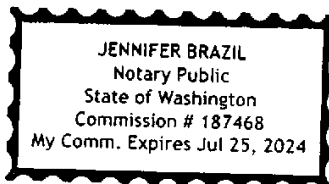
**STATUTORY WARRANTY DEED**  
(continued)

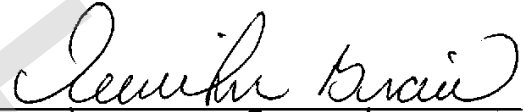
Dated: December 8, 2021

  
James S. Knott  
  
Pamela K. Knott

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
James S. Knott and Pamela K. Knott  
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: December 10, 2021

  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

## EXHIBIT "A"

### Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  
 Recorded: September 27, 1956  
 Auditor's No.: 542116, records of Skagit County, WA  
 To: State of Washington
  
2. Release of all claims and damages as set forth in Release of Damages, including the terms and conditions therein;  
 Recorded: February 4, 1960  
 Auditor's No.: 591206, records of Skagit County, WA  
 In favor of: State of Washington
  
3. Any rights, interests, or claims which may exist or arise as disclosed by survey,  
  
 Recording Date: March 7, 2002  
 Recording No.: 200203070143
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
 Granted to: Puget Sound Energy  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: March 26, 2007  
 Recording No.: 200703260151
  
5. 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 MARINERS COVE SHORT PLAT NO. ANA-06-002:  
  
 Recording No: 200804210233
  
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

**EXHIBIT "A"****Exceptions  
(continued)**

Recording Date: April 21, 2008  
Recording No.: 200804210234

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

Purpose: A nonexclusive easement and right of way  
Recording Date: August 21, 2017  
Recording No.: 201708210226  
Affects: as described in said instrument

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

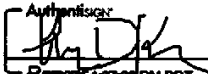
The following is part of the Purchase and Sale Agreement dated November 01, 2021  
between Cindy Kirschbaum Timothy Kirschbaum ("Buyer")  
Buyer Buyer  
and James S Knott Pamela K Knott ("Seller")  
Seller Seller  
concerning 209 Mansfield Court Anacortes WA 98221 (the "Property")  
Address City State 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.

Authenticator  
  
Buyer 11/03/2021 1:27:28 PM PDT Date

Authenticator  
  
Seller 11/08/2021 3:07:46 PM PST Date

Authenticator  
  
Buyer 11/03/2021 1:12:38 PM PDT Date

Authenticator  
  
Seller 11/08/2021 3:19:41 PM PST Date