

When recorded return to:
James John Benedetto
1306 38th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048865

CHICAGO TITLE
420048865

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony L. Thomsen and Julianna Thomsen, 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 James John Benedetto, an unmarried person

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 1, SP NO. ANA 07-007, REC NO. 200808010053

NE 25.35-1

Tax Parcel Number(s): P126070 / 350125-0-102-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5778

Dec 17 2021

Amount Paid \$10710.60
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 10, 2021



Anthony L. Thomsen


Julianna Thomsen

State of washington
County of Skagit
This record was acknowledged before me on 12.13.2021 by Anthony L. Thomsen and Julianna Thomsen.



(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Arington
My commission expires: 03.01.2024

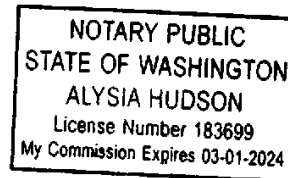


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126070 / 350125-0-102-0100

LOT 1, SHORT PLAT NO. ANA 07-007, KNOWN AS ALLEN 38TH ST. SHORT PLAT, APPROVED JULY 9, 2008, RECORDED AUGUST 1, 2008, UNDER AUDITOR'S FILE NO. 200808010053, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement and Easement and the terms and conditions thereof:
Executed by: Timothy C. Walters and Constance O. Walters & Emil Sundman, et al
Recording Date: June 29, 1974
Recording No.: 804214

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

In favor of: Carl E. Sundman
Purpose: Ingress, egress and utilities
Recording Date: April 26, 2007
Recording No.: 200704260244
Affects: as described in said instrument

3. 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 Short Plat No. ANA 07-007:

Recording No: 200808010053

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

Purpose: Utility Sewer Easement
Recording Date: November 7, 2011
Recording No.: 201111070077
Affects: as described in said instrument

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. Assessments, if any, levied by Anacortes.

7. 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 07, 2021
between James John Benedetto ("Buyer")
Buyer Anthony L Thomsen Julianna Thomsen ("Seller")
Seller Seller
concerning 1306 38th Street 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.

Authenticat
James J Benedetto 11/07/2021
Buyer Date

Authenticat
Anthony L Thomsen 11/08/21
Seller Date

Authenticat
Julianna Thomsen 11/08/21
Buyer Date

Authenticat
Julianna Thomsen 11/08/21
Seller Date