

When recorded return to:
David K Takahashi and Claire e Takahashi
13589 Clayton Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050233

CHICAGO TITLE
620050233

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas L Hemingway, Personal Representative of the Estate of Reanne Hemingway-Douglass

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David K Takahashi and Claire e Takahashi, 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.)

LT. 4 SPL NO. 92-042, REC NO. 9406220073, BEING PTN GOVT LT. 4, SEC 7-34-2E, W.M.

Tax Parcel Number(s): P106049 / 340207-3-018-0403

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-239

Jan 21 2022

Amount Paid \$16905.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 18, 2022

The Estate of Reanne Hemingway-Douglass, Deceased

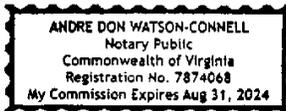
BY: Thomas L. Hemingway
Thomas L. Hemingway
Personal Representative

State of VIRGINIA
COUNTY of FAIRFAX

I certify that I know or have satisfactory evidence that THOMAS L. HEMINGWAY

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Reanne Hemingway-Douglass to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: JANUARY 19, 2022



Andre Don Watson-Cornell
Name: ANDRE DON WATSON-CORNELL
Notary Public in and for the State of VIRGINIA
Residing at: MANASSAS
My appointment expires: 8-31-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106049 / 340207-3-018-0403

LOT 4 OF SHORT PLAT NUMBER 92-042, APPROVED JUNE 21, 1994, RECORDED JUNE 22, 1994 IN VOLUME 11 OF SHORT PLATS, PAGE 86, UNDER AUDITOR'S FILE NO. 9406220073, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE WEST 540 FEET OF GOVERNMENT LOT 4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND MAINTENANCE OVER AND ACROSS THAT PORTION OF LOT 1 OF SAID SHORT PLAT 92-042, DELINEATED ON THE FACE OF SAID SHORT PLAT AS "CLAYTON LANE".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 92-042:

Recording No: 9406220073

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, together with necessary appurtenances
 Recording Date: July 27, 1994
 Recording No.: 9407270082
 Affects: Portion of said premises

3. Agreement and the terms and conditions thereof:

Executed by: Robert Ketterson and Annette Ketterson, husband and wife
 Recording Date: June 7, 1993
 Recording No.: 9306070018

4. 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: July 21, 1994
 Recording No.: 9407210023

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1994
 Recording No.: 9409220073

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 1994
 Recording No.: 9411300024

EXHIBIT "B"

Exceptions
(continued)

5. 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: The Uplands Homeowners Association
Recording Date: July 21, 1994
Recording No.: 9407210023

6. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 12/18/2021
between David Takahashi and Claire Takahashi ("Buyer")
Buyer Buyer
and Estate of Reanne Hemingway Douglass ("Seller")
Seller Seller
concerning 13589 Clayton Ln 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.

DocuSigned by:
David Takahashi 12/19/2021
Buyer Date

DocuSigned by:
Claire Takahashi 12/19/2021
Buyer Date

Authenticator:
Thomas L Hemingway As Personal Representative
Seller 12/22/21 Date

Seller Date

