

When recorded return to:

William Mitchell Tauxe and Stephanie Ann Tauxe
515 39th 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.: 620050221

CHICAGO TITLE
620050221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clarence Charles Marcoff and Angela Lynn Marcoff, 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 William Mitchell Tauxe and Stephanie Ann Tauxe, 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.)

PTN OF E 1/2 NW 1/4 NE 1/4 SW 1/4 OF 30-35-2

Tax Parcel Number(s): P33176 / 350230-0-201-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-369

Feb 01 2022

Amount Paid \$10746.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2022

Cl. Charles Marcoff
Clarence Charles Marcoff
Angela Lynn Marcoff
Angela Lynn Marcoff

State of Washington
County of Skagit

This record was acknowledged before me on 01 25 2022 by
Clarence Charles Marcoff and Angela Lynn Marcoff

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Wa
Residing at: Arundton
My commission expires 03 01 2024

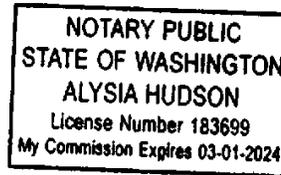


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33176 / 350230-0-201-0008

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID EAST HALF (THE NORTH LINE OF SAID SUBDIVISION BEARS SOUTH 89 DEGREES 48' WEST)
THENCE SOUTH 0°29' WEST 273.83 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°29' WEST 99.28 FEET;
THENCE SOUTH 88°50' WEST 85.82 FEET;
THENCE NORTH 0°30'45" EAST 100.73 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE TRACT CONVEYED TO THOMAS P BROOKS, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 575548, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 89°48' EAST 85.79 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	Cascade Natural Gas
Purpose:	Pipeline
Recording Date:	June 25, 2007
Recording No.:	200706250117
Affects:	Portion of said premises

2. Driveway Easement and the terms and conditions thereof;

Recording Date:	July 3, 2017
Recording No.:	201707030198

Said easement has been re-recorded under recording no.: 201707050070.

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

4. Assessments, if any, levied by City of Anacortes.

5. 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 12/24/2021
between William Mitchell Tauxe and Stephanie Ann Tauxe ("Buyer")
Buyer Buyer
and Clarence Charles Marcoff and Angela Lynn Marcoff ("Seller")
Seller Seller
concerning 515 39th St 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:
[Signature] 12/24/2021
Buyer Date

DocuSigned by:
[Signature] 12/24/2021
Buyer Date

Authenticat...
Clarence C Marcoff 12/26/21
Seller Date

Authenticat...
Angela L Marcoff 12/26/21
Seller Date

