

When recorded return to:
Michael Zuckermann and Lorraine Stewart
24923 NE 3rd Pl
Sammamish, WA 98074

Filed for record at the request of:



CHICAGO TITLE
COUNTY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049752

Escrow No.: 620049752

STATUTORY WARRANTY DEED

THE GRANTOR(S) Biz Point LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Zuckermann and Lorraine Stewart, 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.)

**PARCELS A & B LTS 105 AND 106 AND PTN LT 107, RANCHO SAN JUAN DEL MAR, SUBDIV
NO.3, PLATE 1**

Tax Parcel Number(s): P68302 / 3974-000-106-0009, P68303 / 3974-000-107-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221418

Apr 06 2022

Amount Paid \$55055.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2022

Biz Point LLC

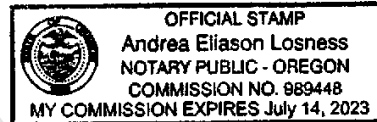
BY: Byrne LovellByrne Lovell
MemberState of OregonCounty of MultnomahThis record was acknowledged before me on 4-1-2022 by
Byrne Lovellas member of
Biz Point LLCAndrea Eliason Losness
(Signature of notary public)Notary Public in and for the State of Oregon
Residing at: 4024 NE 136th Ave, Portland, Oregon
My commission expires: July 14, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68302 / 3974-000-106-0009 and P68303 / 3974-000-107-0008

PARCEL A:

LOTS 105 AND 106 OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO.3, PLATE 1,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 19,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS TIDE LANDS ABUTTING SAID LOTS.

PARCEL B:

THE SOUTH 1/2 OF TRACT 107 OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, PLATE
NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 19,
RECORDS OF SKAGIT COUNTY, WASHINGTON MORE PARTICULAR DESCRIBED AS
FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 13°52' WEST 37.5 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 13°52' EAST 37.5 FEET;

THENCE NORTH 59°18' EAST 348 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;

THENCE NORTH 23°46' WEST 7.5 FEET;

THENCE WESTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

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 Rancho San Juan Del Mar, Subdivision No. 3:

Recording No: 417708

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Orville B. and Esther M. McCorkle
Recording Date: October 10, 1952
Recording No.: 480953

NOTE: This exception does not include present ownership of the above mineral rights.

3. Terms & provision of contract and the terms and conditions thereof:

Recording Date: January 9, 1963
Recording No.: 630694

4. Assignment of membership interest and the terms and conditions thereof:

Recording Date: February 12, 2002
Recording No.: 200202120016
Recording No.: 200202120017

5. 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: February 6, 1974
Recording No.: 796455

6. Question of location of lateral boundaries of said second class tidelands or shorelands.

7. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Puget Sound.

EXHIBIT "B"**Exceptions
(continued)**

8. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Puget Sound.
9. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
11. City, county or local improvement district assessments, if any.
12. 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.
13. 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 Survey:

Recording No: 202203240031

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 2/14/2022
between Michael Zuckermann Lorraine Stewart ("Buyer")
and Biz Point LLC ("Seller")
concerning 3131 Biz Point Rd 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.

AuthentisIGN
Michael Zuckermann 02/14/2022
2/14/2022 9:08:06 PM PST
Buyer Date

AuthentisIGN
[Signature] 10/20/2021
10/20/2021 8:02:39 PM PDT
Seller Date

AuthentisIGN
Lorraine Stewart 02/14/2022
2/14/2022 8:18:11 PM PST
Buyer Date

Seller Date