

When recorded return to:
Audrey Halvorson and Duane Duxbury, Jr.
2964 N Shore Rd
Bellingham, WA 98226

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051338

Escrow No.: 620051338

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeanine Black-Dimmick, also appearing of record as Jeanine Black-Bronco and Jeanine Bronco, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Audrey Halvorson and Duane Duxbury, Jr., 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 A, SP ALTERATION NO. PL17-0576; PTN OF LT 7, ESTATES AT SUMMIT PARK DIV III

Tax Parcel Number(s): P114780 / 4721-000-007-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221850

May 05 2022

Amount Paid \$49936.25
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2022

Jeanne Black
Jeanne Black-Dimmick

Scott Dimmick
Scott Dimmick

State of Washington
County of Skagit

This record was acknowledged before me on 4-29-22 by
Jeanne Black-Dimmick and Scott Dimmick

Jennifer Brazil
(Signature of notary public)

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



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114780 / 4721-000-007-0000

LOT A, SKAGIT COUNTY SHORT PLAT ALTERATION NO. PL17-0576, RECORDED UNDER RECORDING NUMBER 201809110043, BEING AN ALTERATION OF LOTS A AND B, SKAGIT COUNTY SHORT PLAT PL07-0190, RECORDED UNDER RECORDING NUMBER 200903040070, BEING A PORTION OF LOT 7, PLAT OF ESTATES AT SUMMIT PARK DIVISION III, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 22 THROUGH 25, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 PL07-0190:

Recording No: 200903040070
2. 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 Estates at Summit Park Div 3:

Recording No: 9810070047
3. 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 Boundary Lot Adjustment of Short Plat PL07-0190:

Recording No: 201603180058
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: November 5, 1996
Recording No.: 9611050066
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 Estates at Summit park Homeowners Association
Recording Date: November 5, 1996

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9611050066

6. 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: October 7, 1998
Recording No.: 9810070048

7. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;
Recorded: April 9, 2007
Auditor's No(s).: 200704090233, records of Skagit County, Washington

8. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: April 16, 2001
Auditor's No(s).: 200104160137, records of Skagit County, Washington

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 12, 1999
Auditor's No(s).: 9905120072, records of Skagit County, Washington
In favor of: Lot owners of the Estates at Summit Park Division I, II and III
For: Open space and walking purposes

10. Septic maintenance agreement and the terms and condition thereof:

Recording Date: March 6, 2001
Recording No.: 200103060041

11. Terms and Conditions of Agreement for Roadway Maintenance

Executed by: Jeanine B. Bronco
Recording Date: March 4, 2009
Recording No.: 200903040073

12. Protected Critical Area Easement

Recording Date: March 4, 2009

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

Recording No.: 200903040072

13. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;

Recording Date: March 4, 2009
Recording No.: 200903040071

14. 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 SKAGIT COUNTY SHORT PLAT ALTERATION NO. PL17-0576:

Recording No: 201809110043

15. Plat Lot of record Certification including the terms, covenants and provisions thereof

Recording Date: September 11, 2018
Recording No.: 201809110044

16. Pedestrian Trail Easement Agreement including the terms, covenants and provisions thereof

Recording Date: December 11, 2018
Recording No.: 201812110061

Being a re-recording of Recording No. 201809110045

17. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: March 18, 2016
Recording No.: 201603180057

18. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

19. 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

EXHIBIT "B"Exceptions
(continued)

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."

20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. 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 April 04, 2022
between Duane Duxbury Jr. Audrey Halvorson ("Buyer")
Buyer Buyer
and _____ ("Seller")
Seller Seller
concerning 8657 Turners Bay Place 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.

Authenticate
Duane Duxbury Jr 04/07/22
Buyer Date

J.D. 3.9.22
Seller Date

Authenticate
Audrey Halvorson 04/07/22
Buyer Date

Seller Date