

When recorded return to:
Timothy D. Pavlik and Samantha R. Fisher
7487 Holiday Boulevard
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620050940

Escrow No.: 620050940

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alison Kaye White and David White, Co-Trustees of the Jack & Ruth Waldron Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Timothy D. Pavlik and Samantha R. Fisher, 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.)

LTS 36 AND 41, BLK 6, "HOLIDAY HIDEAWAY NO. 1"

Tax Parcel Number(s): P66002 / 3926-006-041-0003, P65997 / 3926-006-036-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222181

May 26 2022

Amount Paid \$11387.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2022

Jack & Ruth Waldron Trust

BY: David White Co-Trustee
David White
Co-Trustee

BY: Alison Kaye White co-trustee
Alison Kaye White
Co-Trustee

State of Oregon
County of Clatsop

This record was acknowledged before me on 18th of May by 2022, by David White and Alison Kaye White as trustees
as co-trustees of Jack and Ruth Waldron Trust

[Signature]
(Signature of notary public)

Notary Public in and for the State of Oregon
Residing at: Clatsop County
My commission expires: 11/16/2025



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66002 / 3926-006-041-0003 and P65997 / 3926-006-036-0000

LOTS 36 AND 41, BLOCK 6, "HOLIDAY HIDEAWAY NO. 1" AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, 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 the Plat of Holiday Hideaway No. 1:

Recording No: 625483

2. 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: July 19, 1971

Recording No.: 755528

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 Survey:

Recording No: 8512300014

4. Agreement and the terms and conditions thereof:

Executed by: Square Harbor Development Corporation and Skagit County

Recording Date: July 1, 1988

Recording No.: 8807010005

5. Declaration of Service, including the terms, covenants and provisions thereof;

Regarding: Water service

Recording Date: February 23, 1989

Recording No.: 8902230048

Modification of instrument:

EXHIBIT "B"Exceptions
(continued)

Recording No: 9001230041
Recording No.: 9003020121

6. Bylaws of Holiday Hideaway Association and the terms and conditions thereof:

Recording Date: March 24, 2015
Recording No.: 201503240074

7. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 21, 2015
Recording No.: 201508210094

8. 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.

9. 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 26, 2022

between Timothy D Pavlik Samantha R Fisher ("Buyer")
Buyer Buyer
and Jack and Ruth Waldron Trust ("Seller")
Seller Seller
concerning 7487 Holiday Boulevard 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.

Authentification
[Signature] 04/26/2022
Buyer Date

Authentification
[Signature] 04/26/2022
Buyer Date

Authentification
David A White, Successor Trustee 04/26/22
Seller [Signature] Date

Authentification
Alison Kaye White, Successor Trustee 04/26/22
Seller [Signature] Date