

When recorded return to:
Michael L. Zullo and Jaime D. Zullo
7101 San Juan Hill Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
62 0050742

Escrow No.: 620050742

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Cowan, who also appears of record as Steven G. Cowan, and Senatt Meas, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael L. Zullo and Jaime D. Zullo, 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.)

PTNS. LTS 1 THRU 10, 13 THRU 17, AND 28 THRU 36, BLK 13 FIDALGO BAY ADDN TO ANACORTES

Tax Parcel Number(s): P60689 / 3841-013-010-0008, P60692 / 3841-013-017-0001, P60695 / 3841-013-036-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222519

Jun 17 2022

Amount Paid \$16015.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 14, 2022

Steve Cowan
Steve Cowan

Senatt Meas
Senatt Meas

State of Washington
County of Skagit

This record was acknowledged before me on 6-16-2022 by Steve Cowan and Senatt Meas.

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

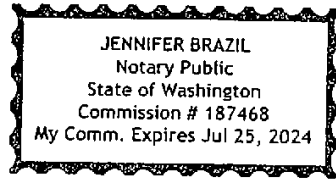


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60689 / 3841-013-010-0008, P60692 / 3841-013-017-0001 and P60695 / 3841-013-036-0008

LOTS 1 THROUGH 10, 13 THROUGH 17, AND 28 THROUGH 36, ALL IN BLOCK 13, FIDALGO BAY ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOTS 13, 14, 15, 28, 29, 30, 31, AND 32 OF BLOCK 13, FIDALGO BAY ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING 36 FEET ON THE RIGHT AND 12 FEET ON THE LEFT OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. AS SHOWN ON SAID PLAT OF FIDALGO BAY ADDITION TO ANACORTES;
THENCE SOUTH 88 DEGREES 03'11" EAST ALONG THE SOUTH LINE OF SAID SECTION 32 AND ALONG THE SOUTH LINE OF PLAT OF FIDALGO BAY ADDITION TO ANACORTES A DISTANCE OF 695.76 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 26 DEGREES 45'58" WEST A DISTANCE OF 1389.88 FEET;
THENCE NORTH 46 DEGREES 36'05" WEST A DISTANCE OF 148.06 FEET TO THE NORTH LINE OF FIDALGO BAY ADDITION TO ANACORTES AND TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. AND THE TERMINUS OF THE DESCRIBED LINE.

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 Fidalgo Bay Addition to Anacortes:

Recording No: Volume 2, page 24

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 20, 1951
Recording No.: 459753

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 14, 1951
Recording No.: 460845

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

Granted to: City of Anacortes
Purpose: Water pipeline
Recording Date: November 3, 1977
Recording No.: 867964

5. 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
Recording Date: December 20, 1993
Recording No.: 9312200181

Affects: Includes other property

EXHIBIT "B"Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Ingress, egress and utilities
- Recording No.: 9709080043, as amended by recording number 200812300089 .
 Recording No.: 9806260018
 Recording No.: 9802300088
- Affects: Portion of Block 13
7. 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 Survey:
- Recording No: 201205090042
8. We note per survey recorded under Recording No. 201205090042 that the vacated portions of Minnesota Avenue, Market Street and Tennessee Avenue are included on the sketch of the property. We find no recorded Ordinance vacating said streets with the exception of Ordinance recorded under Recording No. 8305270002 which vacates a portion of said Market Street that abuts our property. Said vacated portions are not included in the legal of record (including the legal on the survey). Said vacated portions are not included on said taxes. We should be further advised.
9. 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: April 22, 1991
 Recording No.: 9104220048
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: September 12, 1991
 Recording No.: 9109120049
- Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"
Exceptions
(continued)

Recording Date: November 19, 1993
Recording No.: 9311190025

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 28, 1995
Recording No.: 9504280099

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 24, 1995
Recording No.: 9510240136

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 12, 1996
Recording No.: 9607120100

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 25, 2004
Recording No.: 200406250107

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 10, 2010
Recording No.: 201012100104

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 2011
Recording No.: 201107220084

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 2012
Recording No.: 201210300055

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

Purpose: Ingress, egress and utilities
Recording Date: January 16, 2018
Recording No.: 201801160170

EXHIBIT "B"

Exceptions
(continued)

11. Plat Lot of Record Certification and the terms and conditions thereof:
Recording Date: February 11, 2021
Recording No.: 202102110107
12. City, county or local improvement district assessments, if any.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 February 06, 2022
between Michael L Zullo Jaime D Zullo ("Buyer")
Buyer Buyer
and Steven Cowan ("Seller")
Seller Seller
concerning 7101 San Juan Hill Lane 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 Zullo 02/06/2022
Buyer Date

Authentisign
Steven Cowan 02/07/22
Seller Date

Authentisign
Jaime Zullo 02/06/2022
Buyer Date

Authentisign
Senatt Meas 02/07/22
Seller Date