

When recorded return to:
Katharine G. Shirey
4607 San Juan Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222776
Jul 05 2022
Amount Paid \$9785.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051037

Escrow No.: 620051037

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beverly Tindall, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Katharine G. Shirey, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 28, "PLAT OF CLEARIDGE DIVISION NO. I", ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 12 OF PLATS, PAGE(S) 76 THROUGH 79, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81684 / 4410-000-028-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 23, 2022

Beverly Tindall by David Arnold PoA
Beverly Tindall by David Arnold, her attorney in fact

State of Washington
County of Snohomish

This record was acknowledged before me on June 30, 2022 by David Arnold as Power of Attorney for Beverly Tindall.

Martin E Lehr
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 2-9-23



EXHIBIT "A"

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 Clearidge Division No. I:

Recording No: Volume 12, Page 76

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: April 17, 1969
Recording No.: 725479
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

3. 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 28, 1979
Recording No.: 7911280008

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005
Recording No.: 200506100131

4. 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: Clearidge Homeowners' Association
Recording Date: November 28, 1979
Recording No.: 7911280008

5. By-Laws of Clearidge Homeowners' Association and the terms and conditions thereof:

EXHIBIT "A"

Exceptions
(continued)

Recording Date: September 28, 1990
Recording No.: 9009280073

Modification(s) of said By-Laws:

Recording Date: March 18, 2019
Recording No.: 201903180044

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. 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 June 10, 2022
between Katharine G Shirey ("Buyer")
Buyer Buyer
and Beverly Tindall ("Seller")
Seller Seller
concerning 4607 San Juan Ave 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.

Authenticity
Katharine G Shirey 06/11/22
Buyer Date

Authenticity
Beverly Tindall by David S Arnott, BOA 06/10/2022
Seller Date

Buyer Date

Seller Date