

POOR ORIGINAL

202207260055

07/26/2022 12:03 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Megan Joseph and Ryan Joseph
2118 Meadows 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

Le 20051932

Escrow No.: 620051932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Reider and Mackenzie Gibbons Reider, 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 Megan Joseph and Ryan Joseph, 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 14, "PLAT OF THE MEADOWS, DIV. NO. 1"

Tax Parcel Number(s): P114048 / 4725-000-014-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223060

Jul 26 2022

Amount Paid \$11565.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 5, 2022



Jeffrey Reider
Mackenzie Gibbons ReiderState of CaliforniaCounty of KingsThis record was acknowledged before me on 7/14/2022 by Jeffrey Reider and Mackenzie Gibbons Reider.
(Signature of notary public)
Notary Public in and for the State of California
My commission expires: 4/6/2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114048 / 4725-000-014-0000

LOT 14, "PLAT OF THE MEADOWS, DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Rock Ridge LLC
Purpose:	Sanitary Sewer Line and Storm Sewer Line
Recording Date:	December 30, 1998
Recording No.:	9801230041
Affects:	Road right-of-way of Meadows
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 the Plat of Meadows, Div No. 1:

Recording No: 9812140068
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Anacortes.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 30, 2022
between Megan Joseph Ryan Joseph ("Buyer")
Buyer Buyer
and Jeffrey Reider Mackenzie G Reider ("Seller")
Seller Seller
concerning 2118 Meadows Ln 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
MJD 07/02/22
Buyer Date

Authenticity
[Signature] 07/02/22
Buyer Date

Authenticity
Jeffrey Reider 07/01/22
Seller Date

Authenticity
Mackenzie G Reider 07/01/22
Seller Date