

When recorded return to:
Stacey Killian
2314 Weatherby Way, #405
Bellingham, WA 98226

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051673

CHICAGO TITLE

620051673

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223212

Aug 05 2022

Amount Paid \$12455.00
Skagit County Treasurer
By Lena Thompson Deputy

THE GRANTOR(S) John Robert Cromack and Barbee F. Cromack, Trustees of the Cromack Living Trust u/t/d February 1, 1982

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Stacey Killian, a married person as her sole and separate property and Barbara Janssen, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 1212, "CAUSLAND PARK CONDOMINIUMS, PHASE 2," ACCORDING TO THE DECLARATION THEREOF RECORDED MAY 9, 2005, UNDER AUDITOR'S FILE NO. 200505090152, AND AMENDMENT THERETO RECORDED OCTOBER 25, 2005, UNDER AUDITOR'S FILE NO. 200510250158, AND AS SHOWN ON THE SURVEY MAP AND SET OF PLANS, RECORDED OCTOBER 25, 2005, UNDER AUDITOR'S FILE NO. 200510250157, 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): P123546 / 4874-000-212-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/28/22

John Robert Cromack and Barbee F. Cromack, Trustees of the Cromack Living Trust u/d February 1, 1982

BY: [Signature]
John Robert Cromack
Trustee

BY: [Signature]
Barbee F. Cromack
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 07/28/2022 by John Robert Bromack and Barbee F. Cromack as Trustees of Cromack Living Trust u/d February 1, 1982.

[Signature]
(Signature of notary public) Jennie L Andrews
Notary Public in and for the State of Washington
My commission expires: 03/08/2024
Resides in: Island County

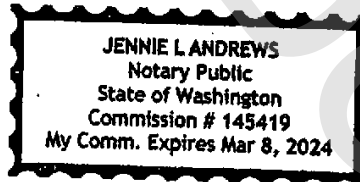


EXHIBIT "A"
Exceptions

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

In favor of: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: January 31, 2005
 Recording No.: 200501310184
 Affects: The South 10 feet of the west 90 feet of said premises

2. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Condominium declaration
 Recording Date: May 9, 2005
 Recording No.: 200505090152

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 25, 2005
 Recording No.: 200510250158

3. Lien of assessments levied pursuant to the Declaration for Causland Park Condominiums to the extent provided for by Washington law.

4. 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 Causland Park Condominiums, Phase 2:

Recording No: 200510250157

5. 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

EXHIBIT "A"Exceptions
(continued)

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: 200810240057

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-Managed 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 06/12/2022
between Stacey Killian ("Buyer")
Buyer Buyer
and Cromack Revocable Living Trust ("Seller")
Seller Seller
concerning 1212 9th St Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Managed 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.

Authenticator
Stacey Killian 06/12/22
Buyer Date
Authenticator
Barbara Janssen 06/16/22
Buyer Date

[Handwritten signatures and dates]
07/28/2022
5/17/22
07/28/2022
07/27/22
Seller Date
Seller Date