

When recorded return to:
Christopher Drago and Robin Drago
5206 Doon Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051857

CHICAGO TITLE
620051857

STATUTORY WARRANTY DEED

THE GRANTOR(S) Angela Lynn Howe, as Successor Trustee of The Joan F. Willcuts Revocable Trust, dated April 8, 2013

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Christopher Drago and Robin Drago, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 80, "SKYLINE NO. 16," AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 23, 24 AND 25, 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): P77889 / 4193-000-080-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223598

Aug 31 2022

Amount Paid \$10986.50

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2022

The Joan F. Willcuts Revocable Trust, dated April 8, 2013

BY: Angela J. Howe
Angela Lynn Howe
Successor Trustee

State of Washington

County of Skagit

This record was acknowledged before me on August 26, 2022 by Angela Lynn Howe
as Successor Trustee of The Joan F. Willcuts Revocable Trust, dated April 8, 2013.

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 7-25-2024

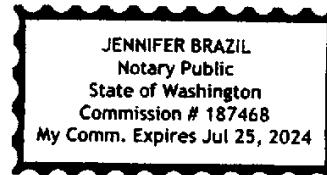


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 26, 1962
Auditor's No.: 617291
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Note: Exact location and extent of easement is undisclosed of record.

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 SKYLINE NO. 16:

Recording No: 770308

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: June 28, 1972
Recording No.: 770309

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 2005
Recording No.: 200506160146

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 10, 1973
Auditor's No.: 789197
Imposed By: Skyline Beach Club, Inc.

5. 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

EXHIBIT "A"

**Exceptions
(continued)**

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: February 7, 1978
Recording No.: 873410

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

Purpose: Rain Drain
Recording Date: June 7, 1979
Recording No.: 7906070041
Affects: Said premises and other property

7. ByLaws of Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2013
Recording No.: 201308290044

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2018
Recording No.: 201812210006

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2020
Recording No.: 202005080022

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Anacortes.

11. Assessments, if any, levied by Skyline Beach Club.

12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 July 14, 2022

between Robin Drago Christopher Drago ("Buyer")
Buyer
and The Estate of Joan F Willcuts ("Seller")
Seller
concerning 6103 Parkside Dr 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
Robin Drago 07/16/22
Buyer Date

Authenticity
Angela Howe, Personal Representative 2022
Seller Date

Authenticity
Christopher Drago 07/16/22
Buyer Date

Seller Date