

When recorded return to:

Keith James Schreiber and Clare M. Kapitan
2575 8th Avenue West
Seattle, WA 98119

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052512

CHICAGO TITLE

620052512

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janney C. Jensen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Keith James Schreiber and Clare M. Kapitan, 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 13, ROCK RIDGE WEST

Tax Parcel Number(s): P119055 / 4792-000-013-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223800

Sep 15 2022

Amount Paid \$19308.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 25, 2022

Janney C. Jensen
Janney C. Jensen

State of Washington
County of Skagit

This record was acknowledged before me on 09/06/2022 by Janney C. Jensen.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

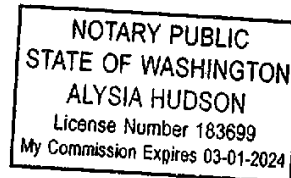


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119055 / 4792-000-013-0000

LOT 13, "PLAT OF ROCK RIDGE WEST," AS RECORDED ON MARCH 25, 2002 UNDER
AUDITOR'S FILE NO. 200203250231, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. 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 Rock Ridge West:

Recording No: 200203250231
2. 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: March 14, 2002
Recording No.: 200203140025
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 2001
Auditor's No.: 200109060035, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: 10 feet on all boundaries adjacent to streets
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: March 14, 2002
Auditor's No.: 200203140025, records of Skagit County, Washington
Imposed By: Rock Ridge West, L.L.C.
Affects: Said premises
5. 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: May 23, 2005
Recording No.: 200505230121
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

EXHIBIT "B"

Exceptions
(continued)

6. 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 3, 2002
Recording No.: 200204030021
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 26, 2002
Auditor's No(s): 200207260099, records of Skagit County, Washington
In favor of: Avigation
For: Port of Anacortes
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Rock Ridge Homeowners Association.
10. Assessments, if any, levied by Anacortes.
11. 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 August 9, 2022
between Keith James Schreiber Clare M. Kapitan ("Buyer")
Buyer Buyer
and Janney C Jensen ("Seller")
Seller Seller
concerning 2405 Oregon 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.

Authentication
Clare M. Kapitan 08/09/22
Buyer Date
Authentication
Keith James Schreiber 08/09/22
Buyer Date

Janney C Jensen 8/6/22
Seller Date

Seller Date