

202210070078

10/07/2022 12:03 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
Mark J. Rodriguez and Rene Y. Rodriguez
PO Box 1348
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224123

Oct 07 2022

Amount Paid \$8450.00
Skagit County Treasurer
By Angie Aiumu Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052819

CHICAGO TITLE
620052819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred R. Biederman and Joanne Biederman, 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 Mark J. Rodriguez and Rene Y. Rodriguez, 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.)

LTS 18-20, BLK 229, Anacortes

Tax Parcel Number(s): P56321 / 3772-229-020-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 3, 2022

Fred R. Biederman
Fred R. Biederman

Joanne Biederman
Joanne Biederman

State of Washington
County of Skagit

This record was acknowledged before me on 10/04/2022 by Fred R. Biederman and Joanne Biederman.

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

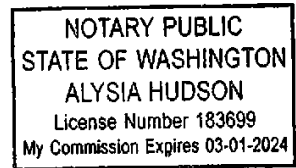


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56321 / 3772-229-020-0001

LOTS 18, 19 AND 20, BLOCK 229, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT ALL THAT PORTION THEREOF CONVEYED TO THE CITY OF ANACORTES FOR A CUL-DE-SAC BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9511060113.

(ALSO KNOWN AS LOT 6 OF SURVEY RECORDED IN VOLUME 19 OF SURVEYS, PAGE 163, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9708200023).

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 Map of the City of Anacortes:

Recording No: Volume 2, Pages 4 Through 7
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: June 15, 1995
Recording No.: 9506150090
3. Declaration of easement and the terms and conditions thereof:

Recording Date: October 26, 1995
Recording No.: 9510260072
4. Reservations and recitals contained in the Deed as set forth below:

Executed by: Richard Recio Ekern, as his separate estate
Recording Date: November 14, 1995
Recording No.: 9511140076
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 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: 9601100056
Recording No: 9708200023
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

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 September 07, 2022
between Mark J Rodriguez Rene Y Rodriguez ("Buyer")
Buyer Buyer
and Fred R Biederman Joanne Biederman ("Seller")
Seller Seller
concerning 2016 C Avenue 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.

Authenticator
Mark J Rodriguez 09/07/2022
Buyer Date

Authenticator
Fred R Biederman 09/08/22
Seller Date

Authenticator
Rene Y Rodriguez 09/07/2022
Buyer Date

Authenticator
Joanne Biederman 09/08/22
Seller Date