

When recorded return to:
Peter S. Taylor and Catherine J. Taylor
3849 Biz Point Road
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051459

CHICAGO TITLE
620051459

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hans-Peter R. Trost and Marsha A. Trost, trustees of The Trost Family Trust,
originally dated the 9 day of December 2019

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Peter S. Taylor and Catherine J. Taylor, 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.)

ALL LT. 10, PTN LT. 11, RANCHO SAN JUAN DEL MAR SUBDIV NO. 6

Tax Parcel Number(s): P68373 / 3977-000-010-0001, P68374 / 3977-000-011-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224314

Oct 21 2022

Amount Paid \$14680.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: October 14, 2022

The Trost Family Trust, originally dated the 9 day of December 2019

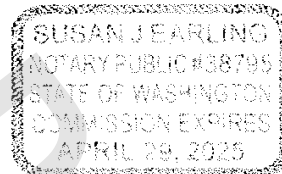
BY: [Signature]
Hans-Peter R. Trost
TrusteeBY: [Signature]
Marsha A. Trost
TrusteeState of WASHINGTONCounty of SNOHOMISHThis record was acknowledged before me on OCTOBER 20, 2022 by Hans-Peter R Trost
as Trustee of The Trost Family Trust, originally dated the 9 day of December 2019.[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 4-29-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68373 / 3977-000-010-0001 and P68374 / 3977-000-011-0000

ALL OF LOT 10 AND ALSO THAT PORTION OF LOT 11, "RANCHO SAN JUAN DEL MAR, SUBDIVISION, NO. 6", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE MOST SOUTHEASTERLY CORNER OF SAID LOT 11 AND THE WESTERLY LINE OF THE COUNTY ROAD,

THENCE NORTH 55°00' WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 182.99 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 11;
THENCE NORTH 10°16' EAST ALONG THE WESTERLY LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 60°54' EAST ALONG THE NORTHERLY LINE OF SAID LOT 11 A DISTANCE OF 30 FEET;
THENCE SOUTH 10° 16' WEST A DISTANCE OF 83 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 5 FEET, NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 11;
THENCE SOUTH 55°00' EAST ALONG A LINE WHICH IS 5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 11, TO THE WESTERLY LINE OF SAID COUNTY ROAD;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

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 Plat of Rancho San Juan Del Mar No. 6:

Recording No: 511312

2. Covenants, conditions and restrictions contained in Contract 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 No.: 630694

3. Covenants, conditions and restrictions contained in Contract 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 No.: 726629

4. Agreement regarding driveway, including the terms, covenants and provisions thereof

Recording Date: February 15, 1990

Recording No.: 9002150065

Restated by Recording No. 199910080073

5. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

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 Del Mar Community Services, Inc..
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 August 20, 2022

between Peter S. Taylor Catherine J. Taylor ("Buyer")
and Trust Family Trust ("Seller")
concerning 3849 Six Point Rd Anacortes WA 98221 (the "Property")

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.

Peter S. Taylor 8/20/22
Buyer Date

Catherine J. Taylor 08-20-2022
Seller Date

Buyer Date

G. Trust 8/21/22
Seller Date

DocuSigned by:
Marsha Trust 10/14/2022
C4F75131B5E14DA

SELLER

X G. Trust

10/20/22

X Marsha A. Trust

10/20/22