Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620051459

CHICAGO TITLE

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 Skadit County Treasurer

Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05) WAC000816.doc / Updated: 03.07.22

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WA-CT-FNRV-02*50 620019-620051453

STATUTORY WARRANTY DEED

(continued)

Dated: October 14, 2022

The Trost Family Trust, originally dated the 9 day of December 2019
BY:
Haps-Peter R. Trost
Trustee
BY Marsha a. Lost
Marska A. Trost
Trustee
State of WASHINGTON
County of Shahomish
County of 3 Notice 1311
This record was acknowledged before me on <u>CCTOBER</u> 20, 2022 by Hans-Peter R Trost
as Trustee of The Trost Family Trust, originally dated the 9 day of December 2019.
Swan / Garling
(Signature of notary public) Notary Public in and for the State of
My appointment expires: 4.29.2625 SUSANUEARLING
NOTARY PUBLIC #38795
ROTORNAS PORTATA
APRIL 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 1" 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

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

Recording Date: February 15, 1990 Recording No.: 9002150065

Restated by Recording No. 199910080073

 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."

- 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 Skright Hollengen Disclosum Rev. 10/14 Page 1 of 1

OCopyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

	between Peier S. Taylor		Catherine J. Tay	("Buyer")	
and	Treat Family Treat		Buyer		("Seller")
	ng 3849 Biz Point Rd		Anacortes	WA 98221	(ihe "Property")
	Address	,	City	State Zip	
Buyer k Resourc	awere that the Property e Landa Disclosure, Skagit (mey .ba subje County Code a	ect to the Ska action 14.38, wi	git County Right-t hich states:	o-Manage Natural
	end or designated or within ong-term commercial algrific commercial activities occur non-resource uses and may may erise from the use of extraction with associated an else, and odor. Skagit courses a priority use on designate and the extraction with associated an experience to accept such in recessary Natural Resource Management Practices and in the case of mineral landong extraction, weating including extraction, weating acquirements from designate acquirements from designate	icance in Skag or may occur to be inconvented chemicals; or a activities, which the has established incompatibilities, a Land operation local, State, and de, application ocent to design	It County. A va- in the area this int or cause dis- from spraying, a occasionally a shed natural res- secures Lands, inconvenience cas when perfe d Federal faw. might be mad okoliting, blesting	riety of Natural Re at may not be con- icomfort to area re- pruning, hervestin- generates traffic, co- tource managemer, and area residen- se or discomfort-formed in complian- tie for mining-relation, and	source Land npatible with sidents. This g or mineral lust, smoke, nt operations is should be row normal, op with Beet and activities macking of
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