

When recorded return to:

Michael Brian Carroll and Monique Renee Carroll
13781 Gibraltar 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.: 620052408

CHICAGO TITLE
620052408

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott R. Gordon and Karen M. Gordon, 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 Michael Brian Carroll and Monique Renee Carroll, 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.)

LOT. 2, SHORT PLAT NO. PL05-0351 in G.L. 3, 8-34-2E, W.M.

Tax Parcel Number(s): P125204 / 340208-4-004-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224774


Dec 02 2022

Amount Paid \$40430.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2022



Scott R. Gordon


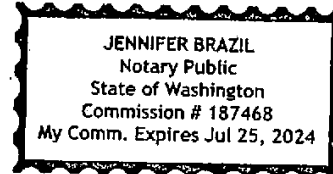
Karen M. GordonState of Washington
County of SkaagitThis record was acknowledged before me on 12-1-2022 by Scott R. Gordon and Karen M. Gordon.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125204 / 340208-4-004-0200

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0351, RECORDED OCTOBER 27, 2006, UNDER AUDITOR'S FILE NO. 200610270073, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF LOT 4, SHORT PLAT NO. 99-0035, RECORDED JANUARY 10, 2001, UNDER AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALL IN GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

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 Skagit County Short Plat No. PL05-0351:

Recording No: 200610270073
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 Skagit County Short Plat No. 99-0035:

Recording No: 200101100017
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded: January 10, 2001
Recording No.: 200101100017
Recording No.: 200101100018, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area together with the right of ingress and egress to and from said easement
4. Agreement, including the terms and conditions thereof; entered into;
By: Advanced Septic Treatment Systems, Inc.
And Between: Wendelin Dunlap
Recorded: May 4, 2006
Recording No. 200605040058, records of Skagit County, Washington
Providing: Septic Treatment System
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded: May 28, 2002
Recording No.: 200205280207, records of Skagit County, Washington
In favor of: Ben Short and Dorothy Short, husband and wife
For: Ingress and egress

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

6. Reservations set forth in instrument recorded May 28, 2002, under Recording No. 200205280207, records of Skagit County, Washington, the Grantor and Grantees herein covenant and agree as follows:

Grantor, while reserving an easement for ingress and egress over the property described in Exhibit 'A', for the benefit of Lot 4 of that certain Boundary Line Adjustment Survey recorded June 13, 2001, under Recording No. 200106130072, records of Skagit County, Washington, agrees and covenants that it's usage shall be limited to the benefit of only one (1) single family residence.

Grantees agree and covenant with Grantor that their usage shall be limited to the benefit of only one (1) single family residence.

Grantees agree and covenant that they will pave or blacktop such portion of the easement area to be used at their sole expense. Subject road and entry improvements will provide full and equal use for the benefit of Lot 4, or the southern-most lot if Lot 4 is further subdivided.

If grantees do not build a residence on Lot 3 within 2 years from recording of this easement, the rights conveyed herein and all agreements and covenants contained herein shall be extinguished and void.

7. 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: November 8, 2006
Recording No.: 200611080026

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded: January 2, 2007
Recording No.: 200701020086, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

9. Skagit County Planning & Development Services - Plat Lot of Record Certification;

Recording Date: October 27, 2006
Recording No.: 200610270074
Affects: Said premises and other property

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"Exceptions
(continued)

document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 23, 2015
Recording No.: 201511230115

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. 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."
13. 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 October 31, 2022
between Michael Brian Carroll Monique Renee Carroll ("Buyer")
Buyer Buyer
and Scott R Gordon Karen M Gordon ("Seller")
Seller Seller
concerning 13781 Gilbralter Rd 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.

Authenticate
[Signature] 10/31/22
Buyer Date
Authenticate
Monique R Carroll 10/31/22
Buyer Date

[Signature] 10/20/22
Seller Date
Karen M Gordon 10/20/2022
Seller Date