

202302270294

02/27/2023 03:16 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Sara Janicula and Barry Janicula
218 Haddon Rd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235605
Feb 27 2023
Amount Paid \$8689.80
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620053354

Escrow No.: 620053354

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna P. Burgess, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sara Janicula and Barry Janicula, 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.)

LOTS 1 & 2, BLK 10, BEALE'S MAPLE-GROVE ADDN.

Tax Parcel Number(s): P56629 / 3775-010-002-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 24, 2023

Donna P. Burgess, by Carol A. Huerta, her attorney in fact
Donna P. Burgess by Carol A. Huerta, her attorney in fact

State of Washington

County of Skagit

This record was acknowledged before me on 2/24/23 by Carol A. Huerta as Attorney in fact of Donna P. Burgess

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 7-25-2024

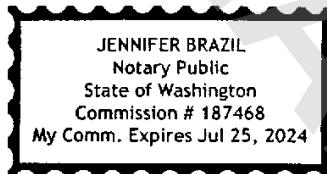


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56629 / 3775-010-002-0004

LOTS 1 AND 2, BLOCK 10, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19,
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 Beale's Maple-Grove Addition to the City of Anacortes:

Recording No: Volume 2, Page 19

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
4. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 15, 2023
between Sara Janicula Barry Janicula ("Buyer")
Buyer Buyer
and Donna P Burgess ("Seller")
Seller Seller
concerning 803 34th Street 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.

<small>Authentication</small> <i>Sara Janicula</i>	01/15/2023	<small>Authentication</small> <i>Carol A Huerta, POA</i>	01/16/23
Buyer	Date	Seller	Date
<small>Authentication</small> <i>Barry Janicula</i>	01/15/2023		
Buyer	Date	Seller	Date