

When recorded return to:

Blair A. Becker and Andrea M. Alegrett
2224 33rd Ave S
Seattle, WA 98144

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235843

Mar 17 2023

Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620053512

Escrow No.: 620053512

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd C. Tomich and Kathleen A. Tomich, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Blair A. Becker and Andrea M. Alegrett, 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.)

LT 2, SKAGIT COUNTY SP (LUND SHORT DIVISION) PL05-0414, BEING PTN NE 1/4 NW 1/4
35-35-1

Tax Parcel Number(s): P128576 / 350135-2-001-2100

Subject to:

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

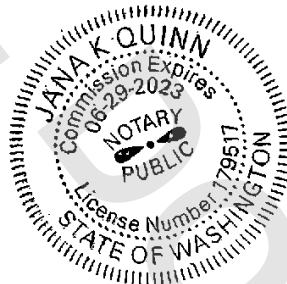
STATUTORY WARRANTY DEED
(continued)Dated: 3-8-23Todd C. Tomich
Todd C. TomichKathleen A. Tomich
Kathleen A. TomichState of Washington
County of SkladitThis record was acknowledged before me on 03/08/2023 by Todd C. Tomich and Kathleen A. Tomich.Jana K. Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128576 / 350135-2-001-2100

LOT 2, SKAGIT COUNTY SHORT PLAT (LUND SHORT DIVISION) PL05-0414, APPROVED APRIL 28, 2009 AND RECORDED MAY 4, 2009 UNDER AUDITOR'S FILE NO. 200905040100, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 9, 1963
Recording No.: 630694

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. 19-85:

Recording No: 8506100021

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. 10-89:

Recording No: 8908020066

3. 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: December 19, 1989
Recording No.: 8912190053

Supplement thereto;

Recorded: September 12, 1990
Recording No.: 9009120079

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

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

Imposed by: The Pointe Homeowners' Association
Recording Date: December 19, 1989
Recording No.: 8912190053

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

Granted to: San Juan-Fidalgo Holding Co., Inc., a Washington corporation
Purpose: Access
Recording Date: April 24, 1990
Recording No.: 9004240050

6. 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.: 9512070023

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

Granted to: Adjacent property owners
Purpose: Ingress, egress and utilities
Recording Date: May 7, 1999
Recording No.: 9905070123

8. Covenants, conditions and restrictions 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 1, 1999
Recording No.: 199911010173

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 21, 2000
Recording No.: 200009210081

9. Agreement re Construction Activities and for Right of Purchase and Limited Right of First

EXHIBIT "B"**Exceptions
(continued)****Refusal and the terms and conditions thereof**

Recording Date: September 21, 2000
 Recording No.: 200009210082

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

Granted to: Ella Y. Alexander and John M. Alexander
 Purpose: Emergency access easement
 Recording Date: August 31, 2001
 Recording No.: 200108310170
 Affects: Portion of said premises

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

Granted to: Charles G. Petersen
 Purpose: Emergency access and utility easement
 Recording Date: October 4, 2001
 Recording No.: 200110040016
 Affects: Portion of said premises

12. Record of Lot Certification and the terms and conditions thereof

Recording Date: October 21, 2005
 Recording No.: 200510210085

13. Covenants, conditions and restrictions 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: December 9, 2005
 Recording No.: 200512090199

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: February 12, 2007
 Recording No.: 200702120159

EXHIBIT "B"

Exceptions
(continued)

15. 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 (Lund Short Subdivision) PL05-0414:

Recording No: 200905040100

16. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 4, 2009
Recording No.: 200905040101

17. 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 January 21, 2023
between Blair A Becker Andrea M Alegett ("Buyer")
Buyer Buyer
and Todd C Tomich Kathleen A Tomich ("Seller")
Seller Seller
concerning 4032 San Juan Boulevard 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.

Authentication
Blair A Becker 01/21/2023
Buyer Date
Authentication
Andrea M Alegett 01/21/2023
Buyer Date

Authentication
Kathleen A Tomich 01/21/23
Seller Date
Authentication
Todd C Tomich 01/21/23
Seller Date