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07/13/2023 11:27 AM Pages: 1 of 5 Fees: \$207.50

Skagit County Auditor, WA

When recorded return to: Richard A. Lawrence and Andra L. Lawrence 2302 E Avenue Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20237244 Jul 13 2023 Amount Paid \$7989.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620054490

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzette R. Richards, Trustee of the Suzette R. Richards Living Trust of 2015 for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Richard A. Lawrence and Andra L. Lawrence, 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 34, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WA"

Tax Parcel Number(s): P57563 / 3798-000-034-0042

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 7, 2013

Suzette R. Richards Living Trust of 2015

Trustee

State of (County of Sk

This record was acknowledged before me on 7-7-2023 by Suzette B. Richards

Living Trust of 2015

(Signature of notary public)

Notary Public in and for the State of uhshington My commission expires: 7-25-2024

JENNIFER BRAZIL Notary Public State of Washington Commission # 187468 My Comm. Expires Jul 25, 2024

Page 2

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P57563 / 3798-000-034-0042

LOT 34, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 38, 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 ISLAND VIEW PARK:

Recording No: 518099

2. 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 No.: 518307

3. 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: 200211260130

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 5. Assessments, if any, levied by Anacortes.
- 6. City, county or local improvement district assessments, if any.

Form 22P Skagil 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

between	Richard A Lawrence Buyor		Andra L. Lawrence		("Buyer")
			Buyer	Buyer	
and		te Richards			("Seller")
	Setter		Sellor		
concerning	g2302	E Avenue	Anacortes	WA 98221	(the "Property")
	Address		City	State Zip	
Ti	nis disclo	osure applies to parcel	s designated or within 1	mile of designated	agricultural -
			s designated or within 1	~	~
la	nd or de	signated or within 1/4	mile of rural resource, fo	rest or mineral reso	urce lands of
la lo	nd or de ng-term	signated or within 1/4 commercial significant	mile of rural resource, fo ce in Skagit County. A v	rest or mineral resovariety of Natural Re	eurce lands of esource Land
ia lo co	nd or de ng-term ommercia	signated or within 1/4 commercial significand al activities occur or r	mile of rural resource, fo	orest or mineral reso variety of Natural Re hat may not be co	eurce lands of esource Land mpatible with
la lo co no m	nd or de ng-term ommercia on-resou ay arise	signated or within 1/4 commercial significant activities occur or roce uses and may be from the use of cher	mile of rural resource, for the in Skagit County. A way the occur in the area to inconvenient or cause do nicals; or from spraying	rest or mineral reso rariety of Natural Re hat may not be con iscomfort to area re n, pruning, harvestir	eurce lands of esource Land mpatible with esidents. This ng or mineral
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la lo co no m ex no	nd or de ng-term ommercia on-resou ay arise atraction oise, and	signated or within 1/4 commercial significant all activities occur or roce uses and may be from the use of cherwith associated activities.	mile of rural resource, for the in Skagit County. A way the occur in the area to inconvenient or cause do nicals; or from spraying	rest or mineral reso variety of Natural Re hat may not be co- liscomfort to area re pruning, harvestir generates traffic, esource manageme	surce lands of esource Land mpatible with esidents. This ag or mineral dust, smoke, nt operations

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.

necessary Natural Resource Land operations when performed in compliance with Best

Management Practices and local, State, and Federal law.

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.

Richard A Lawrence	06/25/2023	Susalo Rio	chands 6/26/23
Buyer	Date	Seller	Date
Andra L. Lawrence	06/25/2023	Sur	
Buyer	Date	Seller	Date