

**When recorded return to:**  
Robert Nelson  
3709 West 12th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249636  
Feb 21 2024  
Amount Paid \$14546.00  
Skagit County Treasurer  
By Candi Newcombe Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

*620055584*

Escrow No.: 620055584

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Beltz and Renate E. Beltz, 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 Robert Nelson, an unmarried person and Emily Johansen, an unmarried person, as joint tenants with right of survivorship

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 20, PTN LTS 15 & 16, BLK 1124 & LTS 15 THRU 21, BLK 1125, NORTHERN PACIFIC  
ADDITION TO ANACORTES

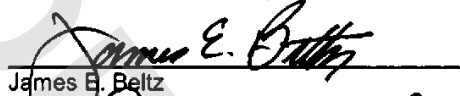

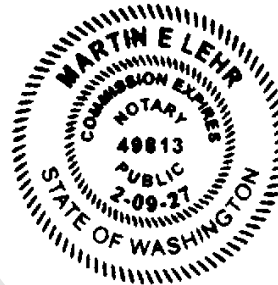
Tax Parcel Number(s): P114147 / 3809-323-020-0100

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 2-20-2024  
James E. Beltz  
Renate E. BeltzState of Washington  
County of SnohomishThis record was acknowledged before me on 2-20-24 by James E. Beltz and Renate E. Beltz.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 2-9-27

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P114147 / 3809-323-020-0100**

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LOT 20 OF SURVEY RECORDED DECEMBER 3, 1998 IN VOLUME 21 OF SURVEYS, PAGE(S) 85 THROUGH 87, UNDER AUDITOR'S FILE NO. 9812030124, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT(S) 15 AND 16, BLOCK 1124, AND LOT(S) 15 THROUGH 21, INCLUSIVE, BLOCK 1125, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 9 THROUGH 11, 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 Northern Pacific Addition to Anacortes:  
  
Recording No: Volume 2, Page 9
2. 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: October 22, 1998  
Recording No.: 9810220058
3. 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:  
  
Imposed by: The Rock Ridge Homeowners Association, its successors and assigns  
Recording Date: October 22, 1998  
Recording No.: 9810220058
4. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Rock Ridge LLC  
Purpose: Access and utility easement and road maintenance agreement  
Recording Date: December 3, 1998  
Recording No.: 9812030123  
Affects: Said premises and other property
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: December 3, 1998  
Recording No.: 9812030124  
Matters shown: Property boundaries

**EXHIBIT "B"**

Exceptions  
(continued)

7. Drainage BMP Facility Maintenance Covenant and the terms and conditions thereof:  
Recording Date: December 21, 2021  
Recording No.: 202112210103
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Anacortes.
10. 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 10, 2024  
between Robert Nelson Emily Johansen ("Buyer")  
Buyer Buyer  
and Renate E. Beltz James E. Beltz ("Seller")  
Seller Seller  
concerning 3709 W 12th 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>Authenticate</small> <u>Robert Nelson</u> Buyer	<u>01/11/2024</u> Date	<u>James E. Beltz</u> Seller	<u>1-11-2024</u> Date
<small>Authenticate</small> <u>Emily Johansen</u> Buyer	<u>01/11/2024</u> Date	<u>Renate E. Beltz</u> Seller	<u>1-11-2024</u> Date