

202406140048

06/14/2024 12:54 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Pardeep Brar
PBCB Holdings LLC
4405 Marine Heights Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240983
Jun 14 2024
Amount Paid \$14590.50
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
620055861

Escrow No.: 620055861

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Samples and Natalie Samples, 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 PBCB Holdings LLC, a limited liability company

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.)

PTN TRACT 2 AND ALL 3 SHORT PLAT AN-83-002, REC NO. 8308020008; BEING PTN SE
27-35-01

Tax Parcel Number(s): P32450 / 350127-4-009-0604, P32449 / 350127-4-009-0505

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-13-24

[Signature]
Michael Samples

[Signature]
Natalie Samples

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 13, 2024 by Michael Samples and Natalie Samples.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P32450 / 350127-4-009-0604 and P32449 / 350127-4-009-0505

THE EAST HALF, AS MEASURED ALONG THE NORTH LINE AND PARALLEL WITH THE EAST LINE THEREOF OF TRACT 2 AND ALL OF TRACT 3, OF SHORT PLAT AN-83-002 AS APPROVED JULY 29, 1983, AND RECORDED AUGUST 2, 1983, IN VOLUME 6 OF SHORT PLATS, PAGE 75, UNDER AUDITOR'S FILE NO. 8308020008, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 3 IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN WHICH LIES NORTH OF THE PLAT OF ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: October 18, 1976
Auditor's No(s): 844526, records of Skagit County, Washington
In favor of: City of Anacortes
For: Utility purposes

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Harold H. Lynch and Lorraine M. Lynch, husband and wife
Purpose: Sanitary sewer installation, maintenance, repair and replacement
Recording Date: July 5, 1983
Recording No.: 8307050025
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 5, 1983
Recording No.: 8310050029
Affects: Portion of said premises

4. 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 City of Anacortes Short Plat No. AN-83-002:

Recording No: 8308020008

5. Public or private easements, if any, over vacated portion of said premises.

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,

EXHIBIT "B"

Exceptions
(continued)

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: 200108280065

7. Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: March 8, 2018
Recording No.: 201803080063

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

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 _____
between _____ ("Buyer")
and _____ ("Seller")
concerning _____ (the "Property")

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.

Paula Brar 05/16/24
Buyer Date

Paula Brar 05/16/24
Buyer Date

Natalie Samples 5/18/24
Seller Date

Natalie Samples 5/18/24
Seller Date