

When recorded return to:
Debra R. Maggiora
The Arione-Maggiora Family Trust
113 Lopez Hill Road
Lopez Island, WA 98261

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241318

Jul 12 2024

Amount Paid \$9473.00
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

Escrow No.: 620056283

CHICAGO TITLE

620056283

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvin P. Larsen and Peggy M. Larsen, husband and wife as joint tenants
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tres Equity, Inc. as Qualified Intermediary for Salvo E. Arione
and Debra R. Maggiora, Trustees of the Arione-Maggiora Family Trust

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. 17, SURVEY 9612230056; BEING PTN. MAP OF THE CITY OF ANACORTES

Tax Parcel Number(s): P110557 / 3772-218-003-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

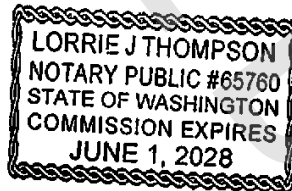
Dated: 7/11/2024Melvin P. Larsen
Melvin P. LarsenPeggy M. Larsen
Peggy M. LarsenState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 11, 2024 by Melvin P. Larsen
and Peggy M. Larsen.Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P110557 / 3772-218-003-0000

LOT 17 OF SURVEY RECORDED DECEMBER 23, 1996 IN VOLUME 19 OF SURVEYS, PAGES 31 THROUGH 35 UNDER AUDITOR'S FILE NO. 9612230056, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, 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 Map of the City of Anacortes Skagit County, Washington:

Recording No: Volume 2 Page 4

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 Survey:

Recording No: 9612230056

3. 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 4, 1996
Recording No.: 9611040117

4. 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 23, 1996
Recording No.: 9612230057

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

Granted to: City of Anacortes
Purpose: Utility lines
Recording Date: May 30, 1997

EXHIBIT "B"Exceptions
(continued)

Recording No: 9705300131
Affects: Said Land

6. Encroachment Agreement and the terms and conditions thereof:

Recording Date: September 24, 2003
Recording No.: 200309240087

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. 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 6-21-24

between Debra F Maggiora ("Buyer")
Buyer
 and Melvin P Larsen ("Seller")
Seller Peggy M Larsen ("Seller")
Seller
 concerning 2201 26th St 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
Debra Maggiora 06/22/2024
 Buyer Date

Buyer Date

Authentication
Melvin P Larsen 05/21/2024
 Seller Date

Authentication
Peggy M Larsen 05/21/2024
 Seller Date