

When recorded return to:
Daniel Lindstrom and Tressa Hoffman
15127 SW Canyon Wren Way
Beaverton, OR 97007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251177

Apr 21 2025

Amount Paid \$3845.00
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
620058541

Escrow No.: 620058541

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Carolla, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Daniel Lindstrom and Tressa Hoffman, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 35-77, AS APPROVED JULY 19, 1977 AND
RECORDED JULY 20, 1977 IN VOLUME 2 OF SHORT PLATS, PAGE 86, UNDER RECORDING
NO. 860977, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE
NORTH 330 FEET OF THE SOUTH 660 FEET OF GOVERNMENT LOT 2 OF SECTION 15,
TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P19457 / 340115-0-005-0106

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 04/10/2025Adam Carolla
Adam CarollaState of WashingtonCounty of SnohomishThis record was acknowledged before me on 04/10/2025 by Adam Carolla.Colleen Blake
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Exceptions

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

Purpose: Ingress and egress
Recording Date: October 7, 1946
Recording No.: 396771, records of Skagit County, Washington

and

Recording Date: May 16, 1965
Recording No.: 517839, records of Skagit County, Washington
Affects: Portion of said premises

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

Purpose: Ingress, egress and utilities
Recording Date: May 18, 1967
Recording No.: 699277, records of Skagit County, Washington

and

Recording Date: May 26, 1967
Recording No.: 699685, records of Skagit County, Washington
Affects: Portion of said premises

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 Short Plat No. 35-77:

Recording No: 860977, records of Skagit County, Washington

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: September 14, 1977
Recording No.: 864729, records of Skagit County, Washington

EXHIBIT "A"**Exceptions
(continued)**

5. 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: January 13, 1992
Recording No.: 9201130060

6. Conditional Agreement and the terms and conditions thereof:

Recording Date: July 7, 1994
Recording No.: 9407070085

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: August 1, 2001
Recording No.: 200108010151
Affects: Portion of said premises

8. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 4, 2015
Recording No.: 201509040072

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 March 08, 2025

between Daniel Lindstrom Tressa Hoffman ("Buyer")
Buyer Buyer
and Adam Carolla ("Seller")
Seller Seller
concerning 3482 Green Cliffs Road 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.

<p>Authenticates <u>Daniel Lindstrom</u> 03/08/2025 Buyer Date</p>	<p>Authenticates <u>Adam Carolla by Mike August</u> 03/11/25 Seller Date</p>
<p>Authenticates <u>Tressa Hoffman</u> 03/08/2025 Buyer Date</p>	<p>Seller Date</p>