

When recorded return to:
Gary D. Hansen and Beatrice R. Hansen
1908 Piper Circle
Anacortes, WA 98221



201902260072

02/26/2019 03:28 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037167

CHICAGO TITLE
620037167

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard J. Redmond and Jeanette B. Redmond, 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 Gary D. Hansen and Beatrice R. Hansen, husband and wife

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

Lot 17, SKYLINE NO.9, according to the plat thereof, recorded in Voume 9 of Plats, pages 75 through 77, records of Skagit County, Washington
Situating in Skagit County, Washington

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

Tax Parcel Number(s): P59863 / 3825-000-017-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019051
FEB 26 2019

Amount Paid \$9,901.⁸⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 11, 2019

Richard J. Redmond
Richard J. Redmond
Jeanette B. Redmond
Jeanette B. Redmond

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard J. Redmond and Jeanette B. Redmond are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 14, 2019
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKYLINE NO. 9:

Recording No: 727408

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 10, 1969

Auditor's No(s): 730908, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: January 24, 2005 and June 2, 2005

Auditor's No(s): 200501240170 and 200506020037, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 3, 1970

Auditor's No(s): 746360, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.

4. ByLaws, Skyline Beach Club

Recording Date: July 28, 2009

Recording No.: 200907280031

Amended by instruments:

Recorded: October 18, 2010, October 25, 2010, August 22, 2012, August 29, 2013, June 30, 2015 and December 21, 2018

Recording Nos: 201010180061, 201010250050, 201208220010, 201308290044, 201506300153 and 201812210006

5. City, county or local improvement district assessments, if any.

6. Assessments, if any, levied by City of Anacortes.

EXHIBIT "A"

Exceptions
(continued)

7. Assessments, if any, levied by Skyline Beach Club, Inc..

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 17, 2019

between Gary D Hansen Beatrice R Hansen ("Buyer")
Buyer Buyer
and Richard J Redmond Jeanette B Redmond ("Seller")
Seller Seller
concerning 1908 Piper Circle 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.

Gary D Hansen 1/17/19
Buyer Date

Beatrice R Hansen 1/17/19
Buyer Date

Authentisign
Richard J Redmond 01/20/2019
Seller 01/20/2019 3:19:08 PM PST Date

Authentisign
Jeanette B Redmond 01/20/2019
Seller 01/20/2019 2:56:09 PM PST Date