



AFTER RECORDING MAIL TO:

Randy Cotton and Susan Cotton
1054 Redstone Pl
Hayward, CA 94542

03/04/2019 03:36 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-169845-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR RUFFLES, INC., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randy Cotton and Susan Cotton as Trustees of the Randy Cotton and Susan Cotton Living Trust, dated March 6, 2015 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 6, Channel View.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019771
MAR 04 2019

For Full Legal See Attached Exhibit "A"

Amount Paid \$ 11,575.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Tax Parcel Number(s): 4761-000-006-0000, P117198

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-169845-OE.

Dated February 28, 2019

Ruffles, Inc.

Lucy Rigg-McAdams
By: Lucy Rigg-McAdams, President

STATE OF Washington }
COUNTY OF Skagit } SS:

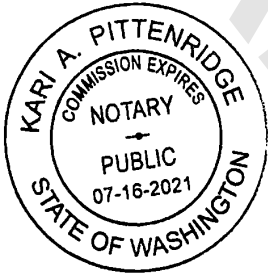
I certify that I know or have satisfactory evidence that Lucy Rigg-McAdams is the person(s) who appeared before me, and said person(s) acknowledged she signed this instrument, on oath stated she is authorized to execute the instrument and acknowledged that as the President of Ruffles, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 1, 2019

Kari Pittenridge

Kari Pittenridge
Notary Public in and for the State of Washington
Residing at Oak Harbor

My appointment expires: 7/16/2021
Expires



Escrow No.: 02-169845-OE

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 6, "PLAT OF CHANNEL VIEW," as per plat recorded on September 19, 2000, under Auditor's File No. 200009190049, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Authenticator ID: [REDACTED]

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 26, 2019
between Randy R Cotton Susan L Cotton ("Buyer")
Buyer Buyer
and Lucy McAdams Rigg, Ruffles Inc ("Seller")
Seller Seller
concerning 7810 South Beach Lane 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>Authenticator <u>Randy R Cotton</u> 01/26/2019 <small>Buyer 5:15:15 PM PST</small> Date</p>	<p>Authenticator <u>Lucy Rigg McAdams, Ruffles, Inc.</u> 01/29/2019 <small>Seller 1/29/2019 7:03:25 PM PST</small> Date</p>
<p>Authenticator <u>Susan L Cotton</u> 01/26/2019 <small>Buyer 4:47:06 PM PST</small> Date</p>	<p>Seller Date</p>