



201903210022

03/21/2019 11:43 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Joel Jay Bartlett and Debbie Sue Bartlett
14658 Hoxie Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037561

CHICAGO TITLE
020037561

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn H. Greathouse and Steven Greathouse, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joel Jay Bartlett and Debbie Sue Bartlett, husband and wife

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.)
Block 62, FIDALGO CITY
Tax Parcel Number(s): P73060 / 4101-062-000-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019994
MAR 21 2019

Amount Paid \$ 5,325.42
Skagit Co. Treasurer
By *Cham* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 13, 2019

X *Lynn H. Greathouse*
Lynn H. Greathouse

X *Steven Greathouse*
Steven Greathouse

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lynn H. Greathouse and Steven Greathouse 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: 3/20/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2019

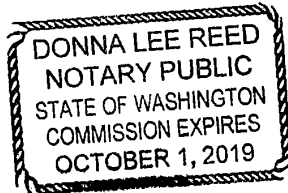


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73060 / 4101-062-000-0000

All of Block 62, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington:

TOGETHER WITH those portions of vacated streets, avenues, and alleys as would attach by operation of law, lying within the following described property:

Beginning at the intersection of the centerline of 7th Street with the intersection of the centerline of Highland Avenue;
Thence North along the centerline of Highland Avenue to an intersection with the centerline of 8th Street;
Thence West along the centerline of 8th Street to an intersection with the centerline of Howard Avenue;
Thence South along the centerline of Howard Avenue to an intersection with the centerline of 7th Street;
Thence East along the centerline of 7th Street to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 3, 1976
Recording No.: 845345, records of Skagit County, Washington
In favor of: Terry G. Mullins and Patricia A. Mullins, husband and wife
For: Ingress, egress and utilities
Affects: The North Half of vacated 7th Street
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 28, 1979
Recording No.: 7906280008, records of Skagit County, Washington
In favor of: Kenneth D. Harbour and Betty M. Harbour, husband and wife
For: Ingress, egress and utilities
Affects: The North Half of vacated 7th Street
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 17, 1982
Recording No.: 8208170004, records of Skagit County, Washington
In favor of: William R. Durham and Denise L. Durham, husband and wife
For: Ingress, egress and utilities
Affects: The North Half of vacated 7th Street
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 23, 1991
Recording No.: 9107230062, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Location undisclosed
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 23, 1994
Recording No.: 9402230010, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
6. Covenants and assessments for road maintenance, as contained in agreement;
Recorded: June 28, 1991
Recording No.: 9106280136, records of Skagit County
7. Public and private easement, if any, lying within the vacated portions of said premises.
8. Easement including the terms, covenants and provisions thereof

Recording Date: January 10, 2008
Recording No.: 200801100095 being a re-recording of 200712190010

EXHIBIT "B"

Exceptions
(continued)

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 20, 2019

between Joel J Bartlett Debbie S Bartlett ("Buyer")
Buyer Buyer
and Greathouse Greathouse ("Seller")
Seller Seller
concerning 14658 Hoxie 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.

Authenticated
Joel J Bartlett 02/20/2019
Buyer 8:33:06 PM PST Date

[Signature] 02-21-19
Seller Date

Authenticated
Debbie S Bartlett 02/20/2019
Buyer 8:33:22 PM PST Date

[Signature] 2.21.19
Seller Date