

When recorded return to:
Lawrence Nelson and Amber Nelson
2714 Oakes Avenue
Anacortes, WA 98221



201906140080

06/14/2019 02:12 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038135

CHICAGO TITLE
620038135

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terrence N. Schoenthal and Martha R. Schoenthal, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lawrence Nelson and Amber Nelson, a married couple

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.)

LTS 5 AND 6, BLK 201, NORTHERN PACIFIC ADDN TO ANACORTES TGW PTN RR AND
TIDELANDS

Tax Parcel Number(s): P58261 / 3809-201-006-0005, P31698 / 350123-0-002-1205, P100904 /
350123-0-002-2400,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2345
JUN 14 2019

Amount Paid \$13,693.²⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2019

Terrence N. Schoenthal
Terrence N. Schoenthal
Martha R. Schoenthal
Martha R. Schoenthal

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Terrence N. Schoenthal Martha R. Schoenthal is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 13, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Arlington
My appointment expires: 10/27/2022

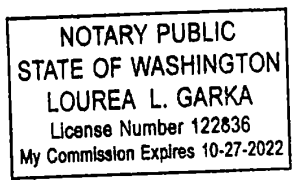


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58261 / 3809-201-006-0005, P31698 / 350123-0-002-1205 and P100904 / 350123-0-002-2400

PARCEL "A":

Lots 5 and 6, Block 201, of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat; thence North 21°36'44" West along the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201; Thence North 72°12'09" East along the Northerly line of said Block 201, a distance of 120.25 feet to the true point of beginning; Thence North 21°36'44" West, a distance of 144.89 feet; thence North 71°17'58" East, a distance of 60.06 feet; Thence South 21°36'44" East, a distance of 145.84 feet to a point on the Northerly line of said Block 201; Thence South 72°12'09" West, a distance of 60.12 feet to the true point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Carolyn D. Smothers by that certain Quit Claim Deed recorded June 27, 1988 as Auditor's File No. 8806270125.

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23;
Thence West 305 feet;
Thence South 70°44' West 855 feet; thence South 23° East 112 feet;
Thence North 69°10' East 136 feet; thence North 70°53' East 533.5 feet;
Thence North 73°12' East 444 feet;
Thence North 17°45' East 32 feet to beginning.

EXHIBIT "A"
Legal Description
(continued)

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;
Thence South 17°45' West, 32 feet; thence South 73°12' West 444 feet;
Thence South 70°53' West, 533 5/10 feet;
Thence South 69°10' West 136 feet;
Thence North 22°, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;
Thence South 17°45' West, 66 feet to the place of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plat of Northern Pacific Addition to Anacortes:

Recording No: 1046

2. 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 24, 1954
Recording No.: 509693

3. Restrictions imposed on other Lots in Block 201, by Deeds executed by John Cheney and Margaret Cheney, husband and wife, former owners of subject property under recording numbers 394692, 394693 and 395789, as follows:

All Lots in Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", will be limited in use to residential purposes. No buildings or structures will be erected in Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", North of a line, 144 feet North of the North line of Oakes Avenue, where said Avenue is contiguous to Block 201, and parallel thereto, the purposes of this restriction being to insure all the owners of property in Block 201, an equal view of Puget Sound.

4. Exceptions and reservations as contained in Deed

From: Burlington Northern Railroad Company
Recording Date: September 11, 1987
Recording No.: 8709110001

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Boundary Survey:

EXHIBIT "B"Exceptions
(continued)

Recording No: 201811190112

6. Restrictions contained in deed,

Recording Date: March 18, 1992

Recording No.: 9203180107

Which provides, among other things, as follows: Said property shall be combined or aggregated with adjoining property of the Grantee and shall not be utilized as a separate building site without the approval of the appropriate city of Anacortes officials. Deed is intended to be a boundary adjustment only, without creating a new lot.

Affects: Parcel C

7. Question of location of lateral boundaries of said second class tidelands or shorelands.

8. Any question that may arise due to shifting or change in the course, boundaries or high water line of Puget Sound or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Puget Sound.

9. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

11. 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.

EXHIBIT "B"Exceptions
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by the City of Anacortes.