

When recorded return to:

Ava Suzanne Metcalfe
Joseph William Terrell, III
112 Beaufort Circle
Anchorage, AK 99515



201907010117

07/01/2019 03:35 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2707

JUL 01 2019

Amount Paid \$ 7,481.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038545

CHICAGO TITLE
620038545

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven J. Daly and Stephanie L. Daly, 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 Ava Suzanne Metcalfe and Joseph William Terrell, III, wife and husband

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

LOT 12, CEDAR SPRINGS PUD PHASE 2, AS PER PLAT RECORDED JANUARY 25, 2001,
UNDER AUDITOR'S FILE NO. 200101250072, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P117554 / 4768-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2019

Steven J. Daly
Steven J. Daly
Stephanie L. Daly
Stephanie L. Daly

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven J. Daly and Stephanie L. Daly 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: June 25 2019
Martin E. Lehr
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

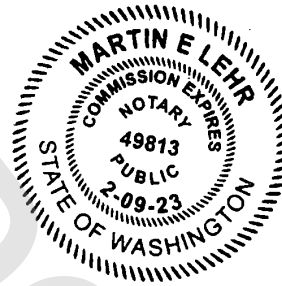


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Karen L. Thompson, as her separate estate
 - Purpose: Right-of-way for ingress, egress ? installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits
 - Recording Date: October 10, 1991
 - Recording No.: 9110100027

2. 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 CEDAR SPRINGS PUD:
 - Recording No: 200011080023

3. 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 8, 2000
 - Recording No.: 200011080126

Modification(s) of said covenants, conditions and restrictions

 - Recording Date: October 24, 2006
 - Recording No.: 200610240160

 - Recording Date: February 25, 2008
 - Recording No.: 200802250094

 - Recording Date: June 4, 2010
 - Recording No.: 201006040030

4. 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

EXHIBIT "A"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on CEDAR SPRINGS PUD NO. 2:

Recording No: 200101250072

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Anacortes.
8. Assessments, if any, levied by Cedar Springs Homeowner's Association..

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 May 30, 2019

between Ava Suzanne Metcalfe Joseph William Terrell III ("Buyer")
Buyer Buyer
and Steven J Daly Stephanie L Daly ("Seller")
Seller Seller
concerning 1903 Cedar Springs 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.

AuthentisIGN
Ava Suzanne Metcalfe 06/02/2019
Buyer 8:30:36 PM PDT Date

AuthentisIGN
Steven J Daly 06/02/2019
Seller 9:08:52 PM PDT Date

AuthentisIGN
Joseph William Terrell III 06/02/2019
Buyer 8:31:49 PM PDT Date

AuthentisIGN
Stephanie L Daly 06/02/2019
Seller 9:13:17 PM PDT Date