



201907310018

07/31/2019 09:46 AM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:

JoAnne Pineda Rosal
Rickey Allen Rosal and JoAnne Pineda Rosal,
Trustees of the Rosal Family Trust, dated
September 28, 2005
44 Westgate
Laguna Niguel, CA 92677

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038975

CHICAGO TITLE

420038975

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard K. Sanders and Marilyn Marko-Sanders, Trustees of The Richard and Marilyn Sanders Family Trust, dated July 14, 2000

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Rickey Allen Rosal and JoAnne Pineda Rosal, Trustees of the Rosal Family Trust, dated September 28, 2005

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.)

Ptn Tr 34, all Trs 35 and 36, ptn Tr 37, Anaco Beach, Vol 5 pg 4 TGW Ptn Tr 1, Plate 2, Tide and Shore Lands of Sect 34, Twn 35 N, Rng 1 E, W.M., Anacortes Harbor

Tax Parcel Number(s): P61845/ 3858-000-037-0004, P32513/ 350134-0-005-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201907310

JUL 31 2019

Amount Paid \$ 22320.84
Skagit Co. Treasurer

By *BI* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2019

The Richard and Marilyn Sanders Family Trust reformed and restated November 10, 2011

BY: Richard K. Sanders
Richard K. Sanders
Trustee

BY: Marilyn Marko-Sanders
Marilyn Marko-Sanders
Trustee

State of ~~WASHINGTON~~ ^{Florida}
County of ~~SKAGIT~~ ^{OSCEOLA}

I certify that I know or have satisfactory evidence that Richard K. Sanders and Marilyn Marko-Sanders are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of The Richard and Marilyn Sanders Family Trust reformed and restated November 10, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-19-19

Ilena Dunlop
Name: Ilena Dunlop
Notary Public in and for the State of Florida
Residing at: OSCEOLA COUNTY FL.
My appointment expires: 1-6-22

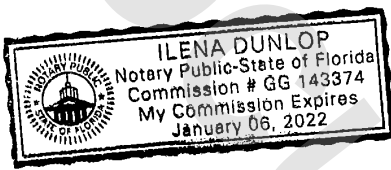


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61845/ 3858-000-037-0004 and P32513/ 350134-0-005-0003

The South half by distance, measured at right angles, from the South line of the following described tract:

The Southerly 37.07 feet, as measured along the West line of Tract 34; all of Tracts 35 and 36; the North 14.64 feet of Tract 37, all in the plat of ANACO BEACH, according to the plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

TOGETHER WITH that portion of Tract 1, Plate 2, Tide and Shore Lands of Section 34, Township 35 North, Range 1 East, W.M., Anacortes harbor, as shown on Official Map thereof in the Office of the State Land Commissioner at Olympia, Washington, lying in front of adjacent to, or abutting upon the hereinabove described property;

TOGETHER WITH an easement for driveway purposes as recorded September 20, 2002, under Auditor's File No. 200209200165.

Situate in Skagit County, 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 Anaco Beach, recorded in Volume 5 of Plats, page 4, Skagit County, Washington.

Recording No: 233177

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 Survey:

Recording No: 8708260003

3. 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 Survey:

Recording No: 8804210019

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 456831

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

Affects: Tidelands

EXHIBIT "B"Exceptions
(continued)

5. Conditional Agreement - Sand Filter Sewage System Installation, and the terms and conditions thereof:

Recording Date: June 20, 1990
Recording No.: 9006200048

Said agreement is a re-recording of instrument recorded under Recording Number 9006180013.

6. Easement for the purpose shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a municipal corporation
Purpose: Perpetual and right to enter, use and/or improve a 10 foot strip of land for the purpose of drainage and to construct, maintain and operate a covered drainage line
Recording Date: July 31, 1991
Recording No.: 9107310008
Affects: Portion of said premises as described therein

7. Lot Certification, and the terms and conditions thereof:

Recording Date: September 30, 1993
Recording No.: 9309300024

8. Road Easement Agreement, and the terms and conditions thereof:

Recording Date: January 31, 1997
Recording No.: 9701310097

Said instrument states in part: Revocation of previous easement. This easement agreement supercedes, replaces and revokes a previous easement agreement between parties herein dated April 10, 1990, recorded under same date, recorded under Auditor's File No. 9004100098 in Volume 889, Page 165.

9. Reciprocal Easement and Maintenance Agreement, and the terms and conditions thereof:

Recording Date: September 20, 2002
Recording No.: 200209200165
Regarding: Driveway

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said driveway by the common users.

10. Restrictive Covenant Agreement, and the terms and conditions thereof:

Recording Date: September 20, 2002

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200209200166

11. Protective Critical Area Site Plan, and the terms and conditions thereof:

Recording Date: April 21, 2003

Recording No.: 200304210244

12. 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 Declaration Re: Boundary Line Adjustment:

Recording No: 200311070046

13. Agreement for Management Services of the On-Site Sewage System, and the terms and conditions thereof:

Recording Date: May 18, 2004

Recording No.: 200405180069

14. Septic Drainfield Easement Agreement, and the terms and conditions thereof:

Recording Date: June 4, 2004

Recording No.: 200406040147

15. Joint Use and Maintenance Agreement for Beach Access Stairway and Reciprocal Access Easement, and the terms and conditions thereof:

Recording Date: June 4, 2004

Recording No.: 200406040148

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said stairway by the common users.

16. 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 Survey:

Recording No: 200311180120

EXHIBIT "B"

Exceptions
(continued)

17. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

18. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 2, 2019
between Rickey Allen Rosal JoAnne Pineda Rosal ("Buyer")
Buyer Buyer
and Sanders Family Trust Marilyn & Richard Sanders TTES ("Seller")
Seller Seller
concerning 11172 Marine Dr 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
Rickey Allen Rosal 07/02/2019
Buyer 7/2/2019 6:36:55 PM PDT Date

[Signature]
Seller Date

Authenticated
JoAnne Pineda Rosal 07/02/2019
Buyer 7/2/2019 6:29:03 PM PDT Date

[Signature]
Seller Date