

When recorded return to:
Jonathan C. Ruckdaschel
1410 15th Street
Anacortes, WA 98221



201907310023

07/31/2019 09:48 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038529

CHICAGO TITLE
020038529

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen A. Oates Trustee of the Karen Oates Trust, Dated March 6, 2000
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jonathan C. Ruckdaschel, an unmarried person

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.)

Lot(s): 10 Block: 13 QUEEN ANNE ADDITION TO THE CITY OF ANACORTES

Tax Parcel Number(s): P58752 / 3812-013-010-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3213
JUL 31 2019

Amount Paid \$ 8175.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2019

Karen Oates Trust, Dated March 6, 2000

BY: Karen Oates
Karen Oates
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Karen Oates
Karen Oates
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Karen Oates Trust, Dated March 6, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 29. 2019

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-01-2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires 03.01.2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58752 / 3812-013-010-0003

Lot 10, Block 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

Less a rectangular parcel described as follows, lying along the West boundary of said Lot 10, more particularly described as beginning at the Northwest corner of said Lot 10;
thence South 01°56'25" West, along the common boundary line between Lots 9 and 10, 31.35 feet, to a board fence and the true point of beginning;
thence East 3.91 feet, along said board fence;
thence South 01°35'09" West, 41.90 feet, along said board fence;
thence West 4.22 feet, along said board fence to the common boundary line between Lots 9 and 10;
thence North 01°56'25" East 41.87 feet, to the true point of beginning and the end of this rectangular parcel.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Jean Antsen, a single woman
Purpose:	Allow overhang of eaves, concrete walkway and to maintain the building on Lot 9, Block 13
Recording Date:	April 27, 1992
Recording No.:	9204270133

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	August 12, 2013
Recording No.:	201308120002
Matters shown:	fence

3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date:	January 27, 2016
Recording No.:	201601270051

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	January 27, 2016
Recording No.:	201601270052
Matters shown:	path and fence

5. This item intentionally deleted
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.

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 14, 2019
between Jonathan C Ruckdaschel ("Buyer")
Buyer Buyer
and Karen Oates Trust, dated March 2000 ("Seller")
Seller Seller
concerning 1410 15th Street 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
Jonathan C Ruckdaschel 05/14/2019
Buyer 7:36:42 PM PDT Date

AuthentisIGN
Karen Oates Trust 05/16/2019
Seller 5/16/2019 10:35:54 AM PDT Date

Buyer Date

Seller Date