

When recorded return to:
Wayne Arthur Sabo
2812 Morrison Court
Anacortes, WA 98221



201908130017

08/13/2019 09:58 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.: 620039225

CHICAGO TITLE

620039225

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Ramsden and Selina Ramsden, 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 Wayne Arthur Sabo, an unmarried person and Ellen Baglien, 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 SKAGIT COUNTY WASHINGTON

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

Lot(s): 4, 5 and Ptn. 3 Block: 15 MORRISON COURT

Tax Parcel Number(s): P119482 / 3816-015-005-0200

Subject to:

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

2019 77400
AUG 13 2019
Amount Paid \$
By Skagit Co. Treasurer
Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 33300
AUG 13 2019

Amount Paid \$12,020.00
By Skagit Co. Treasurer
Deputy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119482 / 3816-015-005-0200

All of Lots 4 and 5, and those portions of Lot 3 and the West 8 feet of the vacated 2nd Street (Morrison Court), all in Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 5;
Thence North 02°08'53" East along the West line of said Lots 3, 4, and 5, 70.00 feet;
Thence South 88°38'23" East, 128.33 feet;
Thence South 02°08'12" West, 39.07 feet;
Thence North 88°32'54" West, 8.00 feet to the Northeast corner of said Lot 5;
Thence South 02°08'12" West, along the East line of said Lot 5, 30.93 feet to its Southeast corner;
Thence North 88°38'23" West, along the South line of said Lot 5, 120.35 feet to the point of beginning.

(Also known as Tract "C" of Survey recorded under Auditor's File No. 200808050162 and revised under Auditor's File No. 200210280077)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: October 28, 2002
Recording No.: 200210280077


Being a revision of Recording No. 200208050162

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

STATUTORY WARRANTY DEED
(continued)

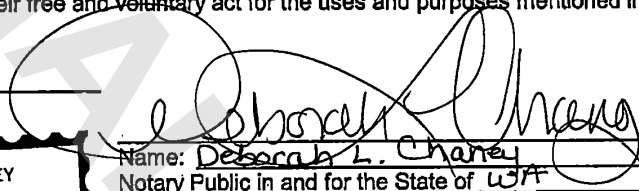
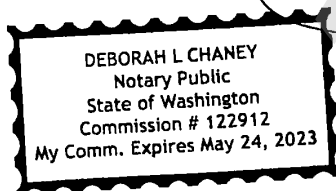
Dated: July 31, 2019



Scott Ramsden

Selina RamsdenState of WA
County of _____

I certify that I know or have satisfactory evidence that Scott Ramsden and Selina Ramsden 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: 08/02/19

Name: Deborah L. Chaney
Notary Public in and for the State of WA
Residing at: Anacortes, WA 98221
My appointment expires: 05/24/23

Authentisign ID: 67373023-CB17-4B96-A4BB-AFE6B52F645F

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

[WAS] 07/11/2019

The following is part of the Purchase and Sale Agreement dated July 10, 2019

between Wayne Arthur Sabo ("Buyer")
 Buyer Customer Service Relocation
 and Scott R. Ramsden Selina Marie Ramsden ("Seller") [MH]
 Seller Seller
 concerning 2812 Morrison Court 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
Wayne Arthur Sabo 07/10/2019
 Buyer 8:17:00 PM PDT Date

Authentisign
Marian Hedeman 07/11/2019
 Seller 10:43:34 AM PDT Date

 Buyer Date

 Seller Date