

When recorded return to:
Tobias G. Ostien and Nichole L. Ehman
1717 25th H Court
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3630
Aug 26 2019
Amount Paid \$7977.62
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038704

CHICAGO TITLE
620038704

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry Craig Carr, Jr. and Brandy Burr, 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 Tobias G. Ostien and Nichole L. Ehman, a married couple

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

Lot 2 of CITY OF ANACORTES SHORT PLAT NO. AN92-003, as approved February 12, 1993, and recorded February 12, 1993, in Volume 10 of Short Plats, pages 174 and 175, under Auditor's File No. 9302120125, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 1 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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


Tax Parcel Number(s): P103538 / 350124-0-058-0300


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2019



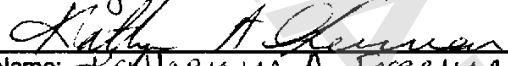
Larry Craig Carr, Jr.


Brandy Burr

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry Craig Carr, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 22, 2019




Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co.
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandy Burr is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 19, 2019



Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co.
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
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 City of Anacortes Short Plat No. AN-92-003:

Recording No: 9302120125

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: November 3, 1992
Recording No.: 9211030061
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

3. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recording Date: December 19, 1979
Recording No.: 7912190014
In favor of: Lynden H. Reside and Shirley R. Reside, husband and wife
For: Right to hook onto any sewer line developed on herein described Short Plat

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: February 12, 1993
Recording No.: 9302120126
In favor of: Lynden H. Reside and Shirley R. Reside, husband and wife
For: Sewer line, road right-of-way, ingress, egress and utilities
Affects: Exact location undisclosed of record

5. Covenants, conditions, restrictions and easements 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: February 12, 1993
Recording No.: 9302120127

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: January 25, 1994
Recording No.: 9401250104

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of 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 July 28, 2019

between Tobias G Ostien Nichole L Ehman ("Buyer")
Buyer Buyer
and Larry Carr Jr. Brandy Burr ("Seller")
Seller Seller
concerning 1717 25th H 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.

Authenticator
Tobias G Ostien 07/28/2019
Buyer 12:30:58 PM PDT Date

Authenticator
Larry Carr Jr 07/28/2019
Seller 6:22:11 PM PDT Date

Authenticator
Nichole L Ehman 07/28/2019
Buyer 12:31:05 PM PDT Date

Authenticator
Brandy Burr 07/29/2019
Seller 6:39:19 AM PDT Date