

When recorded return to:
Darren Ferguson
13467 North Green Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-295
Jan 24 2020
Amount Paid \$4101.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620039509

Escrow No.: 620039509

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R Montague and Dayla J Montague, 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 Darren James Ferguson, 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): Ptn. 1 and 2 Block: 4 SIMILK BEACH

Tax Parcel Number(s): P69244 / 4001-004-002-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/16/2020

John R. Montague
John R Montague
Dayla J Montague
Dayla J Montague

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John R Montague and Dayla J Montague 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: January 16 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arundon
My appointment expires: 03 01 2020

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69244 / 4001-004-002-0001

The North 15 feet of Lot 1, and Lot 2, EXCEPT the North 15 feet, thereof, Block 4, SIMILK BEACH, according to the plat thereof recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to:	Similk Beach Development Co.
Purpose:	Water pipes sewer pipes and telephone and electric lights, poles and wires
Recording Date:	January 17, 1930
Recording No.:	230212
Recording Date:	October 16, 1942
Recording No.:	356670

2. Restrictions contained in Deeds from Similk Beach Development Co.

Recording Date:	January 17, 1930
Recording No.:	230212
Recording Date:	October 16, 1942
Recording No.:	356670

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

4. 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 December 03, 2019
between Darien Ferguson ("Buyer")
Buyer
and John Montague Dayla Montague ("Seller")
Seller Seller
concerning 13467 N Green 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
Darien Ferguson 12/03/2019
Buyer 7:41:29 PM PST Date

John Montague 12-4-19
Seller Date

Buyer Date

Dayla Montague 12/4/19
Seller Date