

**When recorded return to:**  
Su Hwan Kim  
2315 22nd Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1161

Mar 31 2020

Amount Paid \$9162.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**020041280**

Escrow No.: 620041280

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffrey G. Radke and Hildegard L. Radke, 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 Su Hwan Kim, an unmarried person

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

Lot 8, EXCEPT the West 12.40 feet, and all of Lots 6 and 7, Block 227, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of abutting 22<sup>nd</sup> Street vacated by Ordinance #2540;

(Also known as Lot 6, WINDWARD, according to the Survey recorded October 20, 2000, under Auditor's File No. 200010200150, records of Skagit County, Washington).

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117453 / 3772-227-008-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 25, 2020

*Jeffrey G. Radke*  
Jeffrey G. Radke

*Hildegard L. Radke*  
Hildegard L. Radke

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey G. Radke and Hildegard L. Radke 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: *March 27, 2020*



*Martin E. Lehr*  
Name: *Martin E. LEHR*  
Notary Public in and for the State of *WA*  
Residing at: *La Conner*  
My appointment expires: *2-9-23*

**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 SURVEY:

Recording No: 200010200150

2. Covenants, conditions and restrictions 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: March 19, 2001  
Recording No.: 200103190182

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 22, 2001  
Recording No.: 200106220109

3. Vacation Ordinance No. 2540 including the terms, covenants and provisions thereof

Recording Date: October 26, 2000  
Recording No.: 200010260046

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Anacortes.
6. 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 February 18, 2020  
between Su Hwan Kim ("Buyer")  
Buyer Jeffrey G Radke and Hildegard L Radke ("Seller")  
Seller Seller  
concerning 2315 22nd 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.

Authenticate  
Su Hwan Kim 02/18/2020  
2/18/2020 1:06:14 PM PST  
Buyer Date

Authenticate  
Jeffrey G Radke 02/19/2020  
2/19/2020 8:03:07 AM PST  
Seller Date  
Authenticate  
Hildegard L Radke 02/19/2020  
2/19/2020 8:04:58 AM PST  
Seller Date