

When recorded return to:
Joshua W. Culp and Natalie H. Culp
6076 State Route 20
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1770

May 21 2020

Amount Paid \$7429.00
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

Escrow No.: 620041254

CHICAGO TITLE
620041254

STATUTORY WARRANTY DEED

THE GRANTOR(S) Secret Harbor, a Washington non-profit corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joshua W. Culp and Natalie H. Culp, a married couple

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.)

Ptn. Tourist Hotel Block, aka Block 151, MAP OF FIDALGO CITY

Tax Parcel Number(s): P73219 / 4101-151-000-0209

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 19, 2020

Secret Harbor
BY: Brian Carroll
Brian Carroll
President

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Brian Carroll

(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 President of SECRET HARBOR to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 21 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73219 / 4101-151-000-0209

That portion of the Block known as the TOURIST'S HOTEL BLOCK shown on the MAP OF FIDALGO CITY, according to the Plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, and sometimes referred to as Block 151 and 152, which is bounded on the North by the South line of 4th Street, and the South by the North line of 3rd Street, and the West by a line parallel with and distant 280 feet East from the East line of Fairview Avenue, and on the East by a line drawn parallel with and distant 140 feet West from the West line of Fidalgo Avenue;

EXCEPT that portion thereof lying North of the Southerly line of right-of-way of State Highway No. 20, also known as Deception Pass Road;

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Agreement, including the terms and conditions thereof, entered into
By: Don F. Kelly
And between: Skagit Co.
Recorded: May 9, 1990
Auditor's No.: 9005090133, records of Skagit County, WA
Providing: Mound fill system installation
3. Terms, conditions, and restrictions of that instrument entitled Sewage System Agreement;
Recorded: May 1, 2003
Auditor's No(s): 200305010117, records of Skagit County, Washington
4. Agreement, including the terms and conditions thereof; entered into;
By: Mitchell Septic, Inc.
And Between: Secret Harbor
Recorded: November 29, 2007
Auditor's No. 200711290047, records of Skagit County, Washington
Providing: Service for septic system
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Annual maintenance fee for septic system to Mitchell Septic, Inc..
7. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 24, 2020
between Joshua W Culp Natalie H Culp ("Buyer")
Buyer Buyer
and Secret Harbor ("Seller")
Seller Seller
concerning 6076 State Route 20 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.

Authenticat
Joshua W Culp 03/25/2020
Buyer 9:02:55 AM PDT Date

Authenticat
J H Culp 03/25/2020
Seller 8:29:30 PM PDT Date

Authenticat
Natalie H Culp 03/25/2020
Buyer 9:09:23 AM PDT Date

Seller Date