

**When recorded return to:**  
Patricia Ann Caufman and Daniel R. Caufman  
2409 208th Place SE  
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3447  
Aug 31 2020  
Amount Paid \$2725.00  
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

Escrow No.: 620043989

CHICAGO TITLE  
620043989

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert I. Huntley and Tracey K. Huntley, 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 Patricia Ann Caufman and Daniel R. Caufman, 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.)

Unit 110, Bldg. 3, Fidalgo Business Park Condo.


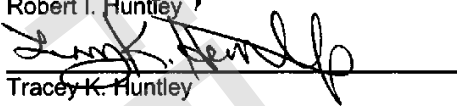
Tax Parcel Number(s): P129888 / 4990-003-110-0000

Subject to:

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

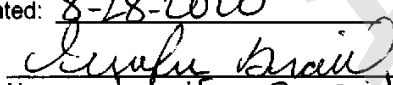
**STATUTORY WARRANTY DEED**  
(continued)

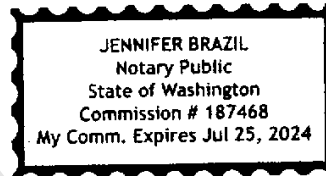
Dated: August 26, 2020

  
\_\_\_\_\_  
Robert I. Huntley  
  
\_\_\_\_\_  
Tracey K. Huntley

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert I. Huntley and Tracey K. Huntley 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: 8-28-2020  
  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129888 / 4990-003-110-0000**

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**PARCEL "A":**

Unit 110, Building 3, "FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded on October 8, 2009 under Auditor's File No. 200910080142 and Survey Map and Plans recorded under Auditor's File No. 200910080141, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL "B":**

A non-exclusive easement for ingress and egress reserved in deed to Jerry Smith, et al recorded August 16, 1994, under Auditor's File No. 9408160065 and delineated on the face of Skagit Sound Business Park Condominium recorded May 3, 2007, under Auditor's File No. 200705030118, and Fidalgo Business Park Condominium recorded October 8, 2009 under Auditor's File No. 200910080141.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to State of Washington, including the terms, covenants and provisions thereof  
Recording Date: January 12, 1961  
Recording No.: 603031
2. Memorandum of Lease, including the terms, covenants and provisions thereof  
Recording Date: July 31, 1992  
Recording No.: 9207310078
3. Declaration of Easement, including the terms, covenants and provisions thereof  
Recording Date: August 16, 1994  
Recording No.: 9408160065
4. Any question that may arise regarding the exact location of the 50-foot wide easement established by Auditor's File No. 9408160065, including the terms, covenants and provisions thereof
5. Declaration of Easement, including the terms, covenants and provisions thereof  
Recording Date: May 13, 1996  
Recording No.: 9605130079
6. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
Recording Date: February 11, 1999  
Recording No.: 9902110074
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Anacortes  
Purpose: Sanitary sewage facilities  
Recording Date: September 6, 2005  
Recording No.: 200509060172
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit Sound Enterprises, LLC, etal.  
Purpose: Tri Party Utility Access Agreement  
Recording Date: June 2, 2008

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 200806020027

9. Agreement regarding Storm Water Drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: September 15, 2008

Recording No.: 200809150088

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

Granted to: Puget Sound Energy, Inc.

Purpose: gas and utility

Recording Date: September 15, 2008

Recording No.: 200809150105

11. Agreement regarding Storm Water Drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: February 5, 2009

Recording No.: 200902050044

Recording Date: February 5, 2009

Recording No.: 200902050045

12. Agreement regarding storm water drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: February 5, 2009

Recording No.: 200902050046

13. Agreement regarding storm water drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: February 5, 2009

Recording No.: 200902050076

14. 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 Fidalgo Business Park Condominium:

Recording No: 200910080141

**EXHIBIT "B"**

Exceptions  
(continued)

Amendments:

Recording No: 201403270114  
Recording No: 201502200082  
Recording No: 201603230072  
Recording No: 201701140099

15. 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: October 8, 2009  
Recording No.: 200910080142

Amended by:

Recording No: 201403270113  
Recording No: 201502200083  
Recording No: 201502200083  
Recording No: 201603230071

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by Fidalgo Business Park Condominium Owner's Association.
18. Assessments, if any, levied by Anacortes.
19. City, county or local improvement district assessments, if any.
20. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 August 18, 2020

between Patricia Cauffman Daniel R. Cauffman ("Buyer")  
Buyer Buyer  
and Robert I Huntley Tracey K Huntley ("Seller")  
Seller Seller  
concerning 9008 Molly Lane 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.

Authentication  
Patricia Cauffman 08/18/2020  
Buyer 8:02:56 PM PDT Date

Authentication  
Robert I Huntley 08/18/2020  
Seller 7:23:43 PM PDT Date

Authentication  
Daniel Cauffman 08/18/2020  
Buyer 5:54:51 PM PDT Date

Authentication  
Tracey K Huntley 08/18/2020  
Seller 7:24:46 PM PDT Date