

When recorded return to:
Steven C Wren and Daniela Alexander
4411 San Juan Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4206

Oct 14 2020

Amount Paid \$1925.00
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.: 620044897

CHICAGO TITLE
620044897

STATUTORY WARRANTY DEED

THE GRANTOR(S) David S. Wilder III, Trustee of The David S. Wilder III Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven C Wren and Daniela Alexander, 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 122, Bldg 3 Fidalgo Business Park Condo

Tax Parcel Number(s): P129900 / 4990-003-122-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 8, 2020

David S. Wilder III, trustee of The David S. Wilder III Revocable Trust

BY: David Stevens Wilder III TTE
David Stevens Wilder, III
Trustee

State of Georgia
County of Fayette

I certify that I know or have satisfactory evidence that David Stevens Wilder III

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 Trustee of David S. Wilder III Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-12-2020

[Signature]
Name: _____
Notary Public in and for the State of Georgia
Residing at: Fulton
My appointment expires: _____

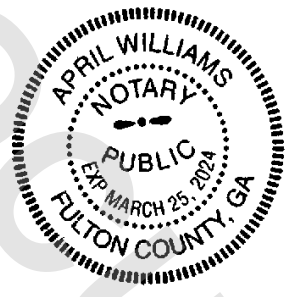


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129900 / 4990-003-122-0000

PARCEL "A":

Unit 122, 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. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by 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 September 26, 2020
between Steven C Wren Daniela Alexander ("Buyer")
Buyer Buyer
and WILDER REVOCABLE TRUST ("Seller")
Seller Seller
concerning 9908 Molly Ln 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.

Steven Wren 9-26-2020
Buyer Date

Daniela Alexander 9/26/20
Seller Date

Alexander 9/26/2020
Buyer Date

Wilder Revocable Trust 10/12/20
Seller Date