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02/17/2021 03:11 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:

David A. VanDorn and Cara M. Waller
719 W Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-691

Feb 17 2021

Amount Paid \$20465.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045809

CHICAGO TITLE
620045809

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alexander Kuo and Joan S. Burbick, 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 Cara M. Waller and David A. VanDorn , a married couple

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

The South 55 feet of Lots 11, 12, 13, 14 and 15, Block 31, "BOWMAN'S CENTRAL SHIP
HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT CO., WASHINGTON," as per plat
recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH the vacated North ½ of 8th Street adjoining.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P56887 / 3776-031-015-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 3, 2021

Alexander Kuo
Alexander Kuo
Joan S Burbick
Joan S. Burbick

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alexander Kuo and Joan S. Burbick 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: February 12, 2021
Martin E Lehr
Name: Martin E LEHR
Notary Public in and for the State of WA
Residing at: ha Conner
My appointment expires: 2-9-23

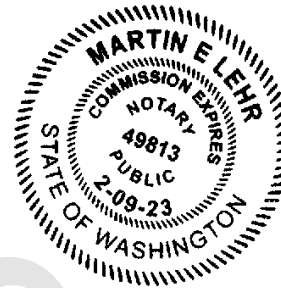


EXHIBIT "A"
Exceptions

1. Reservation contained in Ordinance No. 1167 of the City of Anacortes, passed October 5, 1955, vacating a portion of 8th Street, as follows:

"Provided, however, that the City of Anacortes reserves for itself forever the right to go upon said street for purposes of excavating for sewer, water pipe, electric light and power wires and poles, and to lay sewer pipe, water pipe, electric light and power conduits, telephone wire conduits, and maintain, repair, renew and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public.

By Quit Claim Deed, executed pursuant to authority of the City Council, dated December 29, 1960, and recorded January 3, 1961, under Auditor's File No. 602662, the City of Anacortes released to Thomas W. Turner, et ux the North 25 feet of that portion of vacated 8th Street lying between the East line of "X" Avenue and a point 150 feet West of the West line of "X" Avenue adjoining Lots 11 to 15 inclusive, Block 31, of said addition from the right to use said street for utility purposes, as reserved in the above ordinance.

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
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 01/03/2021
between David A VanDorn Cara M Waller ("Buyer")
Buyer Buyer
and Alexander Kuo Joan S Burbick ("Seller")
Seller Seller
concerning 719 W Ave 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.

Authenticated
David A Van Dorn 01/03/2021
Buyer 8:43:29 PM PST Date

Alexander Kuo 12/15/20
Seller Date

Authenticated
Cara M Waller 01/03/2021
Buyer 8:37:48 PM PST Date

Joan S Burbick 12/15/20
Seller Date