

When recorded return to:
Richard L. Tolman
Richard L. and Maralyn D. Tolman Revocable
Intervivos Trust , dated September 7, 2000
4210 Osprey Lane
Anacortes, WA 98221

Filed for record at the request of: SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046344

Affidavit No. 2021-2067
May 10 2021
Amount Paid \$27430.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620046344

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marty Wick and Susan Wick, 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 Richard L. and Maralyn D. Tolman Revocable Intervivos Trust ,
dated September 7, 2000

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.)

Lot(s): Ptn. 1 and 2. Short Plat No. AN-96-2, ptn. SE 27-35-1E, W.M.

Tax Parcel Number(s): P125346 / 3858-000-068-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 4, 2021

Marty Wick
Marty Wick

Susan Wick
Susan Wick

State of Washington
County of Okanogan

I certify that I know or have satisfactory evidence that
Marty Wick and Susan Wick
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/06/2021

Tiffini M Long
Name: Tiffini M Long
Notary Public in and for the State of Washington
Residing at: Brewster
My appointment expires: 12/02/2023



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125346 / 3858-000-068-0500

Lot 2, "City of Anacortes Boundary Line Adjustment No. BLA-2015-0009," recorded October 8, 2015, under Skagit County Auditor's File No. 201510080086; more fully described as follows:

That portion of Lots 67, 68 and 69, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast ¼ of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment Map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062;
thence North 57°52'27" West along the Southerly line of said Lot 1, also being the Northerly right of way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 51°11'06" (called 51°10'43" on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right of way margin of Marine Drive; thence North 44°02'01" East along said Easterly right of way margin for a distance of 20.05 feet and being the true point of beginning;
thence continue North 44°02'01" East along said Easterly right of way margin of Marine Drive for a distance of 110.17 feet; thence South 45°57'59" East for a distance of 94.65 feet;
thence South 44°02'01" West for a distance of 40.15 feet;
thence North 79°34'50" West for a distance of 13.21 feet;
thence South 32°07'33" West for a distance of 19.38 feet;
thence South 44°02'01" West for a distance of 43.93 feet;
thence North 57°52'27" West for a distance of 50.86 feet, more or less, to a point bearing South 30°13'26" East from the true point of beginning;
thence North 30°13'26" West for a distance of 39.35 feet, more or less, to the true point of beginning.

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

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording No.: 9512220100
Recording No.: 200212270040
Recording No.: 200403020078
Recording No.: 200403220173
Recording No.: 200408250062
Recording No.: 200610020114
Recording No.: 200610160102
Recording No.: 200612200173
Recording No.: 200708080107

2. 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 Anaco Beach:

Recording No: 233177

3. Possible easement for drainfield over, under along and across the premises and/or the right to acquire such easement, disclosed by recital contained in deed, including the terms, covenants and provisions thereof

Recording Date: January 4, 1984
Recording No.: 8401040027

4. Reservations contained in Deed, including the terms, covenants and provisions thereof

Recording Date: June 21, 1983
Recording No.: 8306210043

5. Reservations contained in Deeds, including the terms, covenants and provisions thereof

Recording Date: September 8, 2003
Recording No.: 200309080357

Recording Date: September 8, 2003
Recording No.: 200309080358

Recording Date: January 16, 2007
Recording No.: 200701160155 (both grantees were not notarized)

EXHIBIT "B"

Exceptions
(continued)

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

Granted to: Puget Sound Energy, Inc.
Purpose: Underground electric transmission and/or distribution line
Recording Date: June 18, 2007
Recording No.: 200706180163
7. Restrictions imposed by instrument recorded December 20, 2006, under Auditor's File No. 200612200173, including the terms, covenants and provisions thereof
8. Easements regarding Access and utilities, including the terms, covenants and provisions thereof

Recording Date: October 2, 2006
Recording No.: 200610020114

Recording Date: October 16, 2006
Recording No.: 200610160102
9. City of Anacortes Ordinance No. 2121, including the terms, covenants and provisions thereof

Recording Date: September 28, 1989
Recording No.: 8909280040
10. Notice of Latecomer Connection Charges, including the terms, covenants and provisions thereof

Recording Date: February 1, 1996
Recording No.: 9602010076
11. Terms and conditions contained in City of Anacortes Ordinance No. 2640 as recorded February 18, 2004, under Auditor's File No. 200402180127, including the terms, covenants and provisions thereof
12. Public or private easements, if any, lying within vacated portions.
13. Reservation of minerals, etc., as provided by Section 7797-56, of Remington's Revised Statues, as contained in Deed from the State of Washington, recorded under Auditor's File No. 456831, including the terms, covenants and provisions thereof

EXHIBIT "B"Exceptions
(continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: February 6, 1940
 Recording No.: 321630
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: June 14, 1977
 Recording No.: 858311
16. 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 Marine Point Short Plat S.P. Ana 04-009:
- Recording No: 200408250062
17. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording Date: October 8, 2015
 Recording No.: 201510080085
18. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
- Recording Date: October 8, 2015
 Recording No.: 201510080086
19. Amendment to Easements, terms and conditions therein, recorded October 5, 2015 under Skagit County Auditor's File No. 201510050097, including the terms, covenants and provisions thereof
20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"
Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
21. Assessments, if any, levied by Anacortes.
 22. City, county or local improvement district assessments, if any.

Authentisign ID: 3F0E13F2-8C00-47C0-9670-3BAEF53FE6C6

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 April 24, 2021
between Maralyn and Dick Tolman Invictus Trust ("Buyer")
Buyer Buyer
and Susan K Wick Marty T Wick ("Seller")
Seller Seller
concerning 4210 Osprey Lane Anacortes 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.

Authentisign
Maralyn Tolman 04/24/2021
Buyer 2:14:50 PM PDT Date

Authentisign
Richard Tolman 04/24/2021
Buyer 2:13:59 PM PDT Date

Authentisign
Marty T Wick 04/25/2021
Seller 2021 3:49:11 PM PDT Date

Authentisign
Susan K Wick 04/24/2021
Seller 2021 9:02:42 PM PDT Date