

When recorded return to:
Robin Har and Rachel Oh Har
706 170th PI SW
Lynnwood, WA 98037

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046503

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2296

May 24 2021

Amount Paid \$13523.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE CO.

620046503

STATUTORY WARRANTY DEED

THE GRANTOR(S) Otto Ernest Rossner, a married man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robin Har and Rachel Oh Har, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 9, FUNK & KELLER'S CAMPBELL LAKE TRACTS, SUBDIVISION NO. 1, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 80 AND 81, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P65544 / 3918-000-009-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2021

Otto Ernest Rossner
Otto Ernest Rossner

State of Washington
King County of King

I certify that I know or have satisfactory evidence that Otto Ernest Rossner
~~is~~ the person ~~or~~ who appeared before me, and said person ~~or~~ 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: 5/17/2021

Sandra A. St. Laise
Name: Sandra A. St. Laise
Notary Public in and for the State of WA
Residing at: Everett, WA
My appointment expires: May 13, 2024

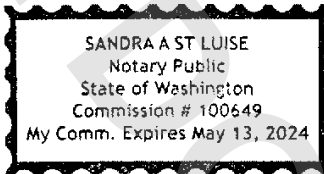


EXHIBIT "A"
Exceptions

1. 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: April 4, 1966
Recording No.: 679563
2. Covenants, conditions, restrictions and easements 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: September 24, 1991
Recording No.: 9109240063
3. 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 Funk & Kellers Campbell Lake Tracts Subdivision No. 1:

Recording No: 656534
4. Sewage disposal system agreement and the terms and conditions thereof:

Recording Date: September 24, 1991
Recording No.: 9109240063
5. Public Water Well System and the terms and conditions thereof:

Recording Date: July 16, 1997
Recording No.: 9707160026
6. SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS

Recording Date: June 18, 2010
Recording No.: 201006180072
7. As to any portion of said land now, formerly or in the future covered by water: Questions or

EXHIBIT "A"
Exceptions
(continued)

adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. 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 04/18/2021
between Robin Har & Rachel Oh Har ("Buyer")
Buyer Buyer
and Otto E Rossner ("Seller")
Seller Seller
concerning 6371 Mountain View 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.

Authenticating

04/18/2021
Date
Buyer
04/18/2021 1:44:53 PM PDT


05/17/2021
Date
Seller
05/15/2021

Authenticating
Rachel Oh Har
04/18/2021
Date
Buyer
04/18/2021 2:00:03 PM PDT

Seller
Date