

When recorded return to:

Ronald Gansemer and Lauren J. Gansemer
1216 30th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2553

Jun 07 2021

Amount Paid \$10675.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047743

CHICAGO TITLE
6200 47743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Glenn C. West and Barbara K. McKnight, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ronald Gansemer and Lauren J. Gansemer, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS 19 AND 20, BLOCK 1, "J.M. MOORE'S ADDITION TO ANACORTES", AS PER PLAT
RECORDED IN VOLUME 1 OF PLATS, PAGE 32, 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): P57899 / 3804-001-020-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2021

Glenn C. West
Glenn C. West
Barbara K. McKnight
Barbara K. McKnight

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Glenn C. West and Barbara K. McKnight 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: *June 3, 2021*
Jennifer Brazil
Name: *Jennifer Brazil*
Notary Public in and for the State of *WA*
Residing at: *Skagit County*
My appointment expires: *7-25-2024*

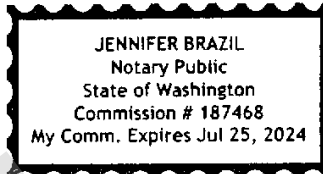


EXHIBIT "A"
Exceptions

1. 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 the Plat of J.M. Moore's Addition to Anacortes:

Recording No: Volume 1, Page 32

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 City of 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 24, 2021
between Ronald Gansemer Lauren J Gansemer ("Buyer")
Buyer Buyer
and Glenn C West Barbara K McKnight ("Seller")
Seller Seller
concerning 1216 30th Street 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
Ronald Gansemer 05/24/2021
Buyer 8:42:17 AM PDT Date

Glenn C West 5-24-21
Seller Date

Authenticated
Lauren J Gansemer 05/24/2021
Buyer 8:38:22 AM PDT Date

Barbara K McKnight 5/24/21
Seller Date