



202106110129

05/11/2021 03:16 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Thomas J. Schaub
3613 West 10th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047616

CHICAGO TITLE
620047616

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tanya Bosi, an unmarried woman and Eamon Cole Reilly, an unmarried man for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas J. Schaub, an unmarried person and Irene K. Meyer, an unmarried person, as joint tenants with right of survivorship

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.)

LT 3, "WEST 10TH STREET BLA #2", BEING PTN BLKS 1120 & 1121, "NORTHERN PACIFIC ADDN TO ANACORTES"

Tax Parcel Number(s): P132138 / 3809-120-012-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-2658

JUN 11 2021

Amount Paid \$ 18,685.00
Skagit Co. Treasurer
By SLB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 28, 2021

Tanya Bosi
Tanya Bosi
Eamon Cole Reilly
Eamon Cole Reilly

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Tanya Bosi and Eamon Cole Reilly
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: June 7, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Annapolis
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P132138 / 3809-120-012-0000

LOT 3, "WEST 10TH STREET BOUNDARY LINE ADJUSTMENT #2", APPROVED ON JULY 27, 2016, RECORDED ON MARCH 10, 2017, UNDER AUDITOR'S FILE NO. 201703100069, A RE-RECORD OF THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201607290121, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 1120 AND BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Northern Pacific Addition to Anacortes:

Recording No: 1046

2. 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: November 24, 1954
Recording No.: 509693

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 West 10th Street Boundary Line Adjustment No. 2:

Recording No: 201703100069

The above mentioned BLA is a re-recording of the instrument recorded under Recording No. 201607290121.

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2021
Tax Account Number:	P132138 / 3809-120-012-0000
Levy Code:	0900
Assessed Value-Land:	\$225,500.00

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 _____
between _____ ("Buyer")
and Tanya Bosi Eamon Cole Reilly ("Seller")
concerning 3613 W 10th St 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.

Authenticat
Thomas J Schaub 05/08/2021
5/8/2021 8:39:41 PM PDT
Buyer Date

Authenticat
[Signature] 05/03/2021
5/3/2021 4:55:16 PM PDT
Seller Date

Authenticat
Irene K Meyer 05/08/2021
5/8/2021 8:39:41 PM PDT
Buyer Date

Authenticat
[Signature] 05/03/2021
5/3/2021 6:55:53 PM PDT
Seller Date