

When recorded return to:
Bryna McCool and Jeremy Kruger
146 NW 84th St
Seattle, WA 98117

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4179
Sep 10 2021
Amount Paid \$3381.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049074

CHICAGO TITLE
620049074

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charalene I. Turner, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bryna McCool and Jeremy Kruger, a married couple

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

Lots 39, 40 and 41, "PLAT OF CRATER LAKE BEACH CLUB, DIVISION NO. 1", according to the plat recorded in Volume 8 of Plats, Pages 51 and 52, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64695 / 3892-000-041-0006, P64693 / 3892-000-039-0000, P64694 / 3892-000-040-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2021

Charalene I. Turner by Deanna Babington her attorney in fact
Charalene I. Turner by Deanna Babington, her attorney in fact

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Deanna M. Babington is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Charalene I. Turner and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 09, 2021
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

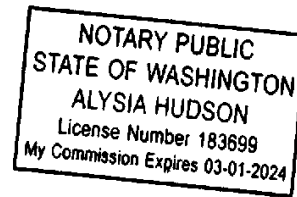


EXHIBIT "A"
Exceptions

1. 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: June 27, 1963
Recording No.: 637723

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 Plat of Crater Lake Beach Club, Div. No. 1:

Recording No: 636994

3. 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: Underground electric transmission and/or distribution line
Recording Date: August 21, 1979
Recording No.: 7908210024

4. Lot Certificates, including the terms, covenants and provisions thereof

Recording No.: 201508210096
Recording No.: 201510150095

5. 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 August 25, 2021

between Bryna McCool Jeremy Kruger ("Buyer")
Buyer Buyer

and Charalene Turner ("Seller")
Seller

concerning 14270 Eye of the Isle Road 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.

Authenticator
Bryna McCool 08/27/2021
Buyer 10:48:05 AM PDT Date

Deanna Babij 8.27.21
Seller Date

Authenticator
Jeremy Kruger 08/27/2021
Buyer 10:58:00 AM PDT Date

Seller Date