

When recorded return to:

Amanda Keri Allgood Baker and David Ross Baker
2351 Clark Rd
Raymond, WA 98577

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-346

Jan 28 2022

Amount Paid \$20821.00

Skagit County Treasurer

By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020 050542

Escrow No.: 620050542

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stout Homes LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Amanda Keri Allgood Baker and David Ross Baker, a married couple

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

LOT 4, CITY OF ANACORTES SHORT PLAT NUMBER ANA 08-001, APPROVED DECEMBER 21, 2009 AND RECORDED JANUARY 20, 2010 UNDER AUDITOR'S FILE NUMBER 201001200001, BEING A PORTION OF LOT 4 OF THAT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200610020114 BEING LOCATED WITHIN A PORTION OF LOTS 67, 68 AND 69 ANACO BEACH, IN VOLUME 5 OF PLATS, PAGE 4, 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): P123273 / 3858-000-069-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 27, 2022

Stout Homes LLC
A Washington limited liability company

BY: [Signature]
Steven Stout
Member

BY: [Signature]
Elizabeth Stout
Member

State of Washington
County of Skagit

This record was acknowledged before me on 1-28-22 by Steven Stout and Elizabeth Stout as Members of Stout Homes LLC, a Washington Limited Liability Company.

[Signature]
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

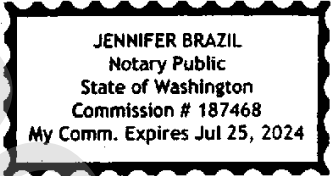


EXHIBIT "A"**Exceptions
(continued)****SPECIAL EXCEPTIONS**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 9512220100

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200212270040

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200403020078

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200403220173

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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,

EXHIBIT "A"**Exceptions
(continued)**

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 Survey:

Recording No: 200408250062

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200610020114

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200610160102

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200612200173

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200708080107

EXHIBIT "A"Exceptions
(continued)

10. 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
11. 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
12. Reservations contained in Deed, including the terms, covenants and provisions thereof
- Recording Date: June 21, 1983
Recording No.: 8306210043
13. Reservations contained in Deeds, including the terms, covenants and provisions thereof:
- Recording Date: September 8, 2003
Recording No.: 200309080357
14. Reservations contained in Deeds, including the terms, covenants and provisions thereof:
- Recording Date: September 8, 2003
Recording No.: 200309080358
15. Reservations contained in Deeds, including the terms, covenants and provisions thereof:
- Recording Date: January 16, 2007
Recording No.: 200701160155 (both grantees were not notarized)
16. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: December 18, 2006
Recording No.: 200612180221

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 19, 2012
Recording No.: 201207190059

17. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Marine Pointe Estates Homeowners Association
Recording Date: December 18, 2006
Recording No.: 200612180221

18. 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

19. Restrictions imposed by instrument recorded December 20, 2006, under Auditor's File No. 200612200173, including the terms, covenants and provisions thereof

20. Easements regarding Access and utilities, including the terms, covenants and provisions thereof:

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

21. Easements regarding Access and utilities, including the terms, covenants and provisions thereof:

Recording Date: October 16, 2006
Recording No.: 200610160102

22. City of Anacortes Ordinance No. 2121, including the terms, covenants and provisions thereof:

Recording Date: September 28, 1989
Recording No.: 8909280040

23. Notice of Latecomer Connection Charges, including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)Recording Date: February 1, 1996
Recording No.: 9602010076

24. 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
25. Public or private easements, if any, lying within vacated portions.
26. Reservation of minerals, etc., as provided by Section 7797-56, of Remington's Revised Statutes, as contained in Deed from the State of Washington, recorded under Auditor's File No. 456831, including the terms, covenants and provisions thereof
27. 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
28. 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
29. 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
30. 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,

EXHIBIT "A"

Exceptions
(continued)

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 ANA 08-001:

Recording No: 201001200001

31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Padilla Heights
Purpose: ingress and egress
Recording Date: November 12, 2013
Recording No.: 201311120074
Affects: as described herein
32. 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
33. Assessments, if any, levied by Anacortes.
34. City, county or local improvement district assessments, if any.
35. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2022.
36. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 01/17/22
between Amanda Keri Baker David Ross Baker ("Buyer")
Buyer Buyer
and Stout Homes LLC Stout Homes LLC ("Seller")
Seller Seller
concerning 4206 Osprey Lane 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.

Authentication
Amanda Keri Baker 01/17/22
Buyer Date

Authentication
[Signature] 12/02/2021
Seller Date

Authentication
David Ross Baker 01/17/22
Buyer Date

Authentication
[Signature] 12/02/2021
Seller Date