

When recorded return to:
James W. Knight and Janice K. Knight
15262 82nd Ter N
Palm Beach Gardens, FL 33418

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052086

CHICAGO TITLE
620052086

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Andrew Del Beccaro and Dawn Karyl Cotter, 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 James W. Knight and Janice K. Knight, a married couple

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 B, CITY OF ANACORTES "MARINE POINT" SP NO. ANA 04-009; PTN OF LT(S) 67 AND 68,
ANACO BEACH

Tax Parcel Number(s): P121952 / 3858-000-068-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

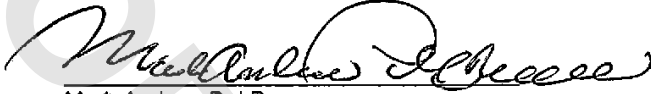
Affidavit No. 20223128

Jul 29 2022

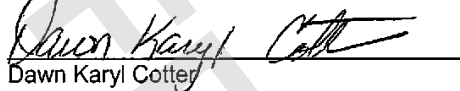
Amount Paid \$5069.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 27, 2022



Mark Andrew Del Beccaro



Dawn Karyl Cotter

State of Washington
County of Snohomish

This record was acknowledged before me on 7/29/22 by Mark Andrew Del Beccaro and Dawn Karyl Cotter.



(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 8/19/22

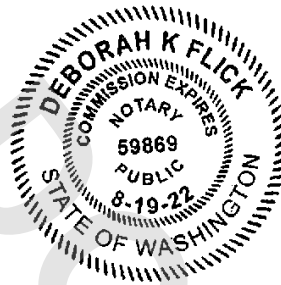


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121952 / 3858-000-068-0300

LOT B OF CITY OF ANACORTES "MARINE POINT" SHORT PLAT NO. ANA 04-009 AS APPROVED AUGUST 19, 2004 AND RECORDED AUGUST 25, 2004, UNDER AUDITOR'S FILE NO. 200408250062 RECORDS OF SKAGIT COUNTY, WASHINGTON; AND AMENDED BY BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 16, 2006, UNDER AUDITOR'S FILE NO. 200610160102, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 67 AND 68, ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT A OF THE MARINE POINT SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 200408250062, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33" EAST, A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 32°07'33" EAST, A DISTANCE OF 53.85 FEET;
THENCE NORTH 26°13'01" EAST, A DISTANCE OF 20.44 FEET;
THENCE SOUTH 75°00'51" EAST, A DISTANCE OF 128.07 FEET TO THE WESTERLY LINE OF MARINE DRIVE;
THENCE SOUTH 08°11'00" WEST, A DISTANCE OF 84.47 FEET ALONG SAID WESTERLY LINE;
THENCE NORTH 70°25'58" WEST, A DISTANCE OF 159.08 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Anaco Beach:

Recording No: 233177

2. Provisions, covenants and reservations contained in deed from Jack W. Papritz and Gunvor M. Papritz, husband and wife to Daniel D. Palmer and Florence D. Palmer, husband and wife:

Recording Date: June 21, 1983
Recording No.: 8306210043

Together with the right of the Grantees herein, their successors and assigns, to top or cut down any trees, EXCEPT vine maples, on Lots 68 and 69 that are rooted below 20 vertical feet from the level of the prominent natural ledge on the East end of Lots 67 and 68, and subject to the reservation by the Grantors, for themselves, their successors or assigns, to top or cut down any trees, EXCEPT vine maples, on Lot 67 that are rooted below 20 vertical feet from the level of the prominent natural ledge on the East end of Lots 67 and 68, the decision in either instance as to whether to top or cut down totally to be at the discretion of the lot owner and all costs to be borne by the party making the request; provided, such logging must be done in a manner which will prevent damage to other trees and/or to any man made structures on the property. The above provisions shall be appurtenant to and run with the properties in this paragraph described.

3. Public or private easements, if any, over vacated portion of said premises.
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 Anacortes Short Plat No. ANA 04-009:

Recording No: 200408250062

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 "B"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 Boundary Line Adjustment Survey:

Recording No: 200610160102

Said survey corrects Survey:

Recording Date: October 2, 2006

Recording No.: 200610020114

6. 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: December 18, 2006

Recording No.: 200612180221

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 19, 2012

Recording No.: 201207190059

7. 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

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 Boundary Line Adjustment Survey:

Recording No: 200612200173

9. Assessments, if any, levied by Anacortes.

EXHIBIT "B"

Exceptions
(continued)

10. 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 July 05, 2022
between James W Knight Janice K Knight ("Buyer")
Buyer Buyer
and Mark Andrew Del Beccaro Dawn Karyl Cotter ("Seller")
Seller Seller
concerning 4216 Osprey 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.

Authentisicor
James W Knight 07/05/2022
Buyer Date

Authentisicor
Mark Andrew Del Beccaro 07/06/22
Seller Date

Authentisicor
Janice K Knight 07/05/2022
Buyer Date

Authentisicor
Dawn Karyl Cotter 07/06/22
Seller Date