

When recorded return to:
Ronnie Weldon Entz
4507 Schooner Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235354
Jan 31 2023
Amount Paid \$12855.00
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

Escrow No.: 620052924

CHICAGO TITLE
620052924

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jourdan R. Gottlieb, 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 Ronnie Weldon Entz, an unmarried man

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 52, PLAT OF SAN JUAN PASSAGE PHASE II, REC NO. 201105020052

Tax Parcel Number(s): P130607 / 6000-000-052-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/20/2023

Jourdan R. Gottlieb
Jourdan R. Gottlieb

State of Washington
County of SNOHOMISH

This record was acknowledged before me on 1/20/2023 by Jourdan R. Gottlieb.

Ruben Lara
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 10/09/2024

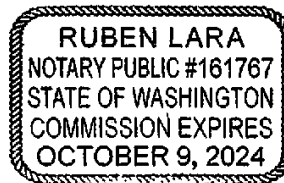


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130607 / 6000-000-052-0000

LOT 52, PLAT OF SAN JUAN PASSAGE PHASE II, AS RECORDED UNDER AUDITOR'S FILE NO. 201105020052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 system, together with necessary appurtenances
 Recording Date: July 14, 2008
 Recording No.: 200807140094

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: 200701300036

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
 Recording Date: September 15, 2006
 Recording No.: 200609150177
 Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

4. Terms and conditions of Easement Agreement, including the terms and conditions thereof:

Between: The Port of Anacortes and GP Anacortes, LLC
 Recording Date: September 15, 2006
 Recording No.: 200609150178
 Providing: View and landscaping easements

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
 Purpose: 20 foot storm water
 Recording Date: January 3, 1997
 Recording No.: 9701030012

EXHIBIT "B"Exceptions
(continued)

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 PLAT OF SAN JUAN PASSAGE, PHASE I:

Recording No: 200811260099

7. 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: November 26, 2008
Recording No.: 200811260100

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011
Recording No.: 201105240061

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011
Recording No.: 201105240062

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2018
Recording No.: 201807240027

8. 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: San Juan Passage Homeowner's Association

9. Preliminary Plat Approval Facts and Findings:

Recording Date: November 25, 2008

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200811250001

10. Memorandum of Understanding Concerning Design and Construction of the Intersection of Edwards Way and Oakes Avenue;

Recording Date: November 25, 2008
Recording No.: 200811250002

11. 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 PLAT OF SAN JUAN PASSAGE PHASE II;

Recording No: 201105020052

12. Native Growth Protection Easement Agreement and the terms and conditions thereof:

Recording Date: May 24, 2011
Recording No.: 201105240061

13. Latecomers Agreement recorded by the City of Anacortes on May 5, 2006, under recording number 200605050081. Scheduled amount applicable to entire subdivision is: \$284,079.42.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Anacortes.
17. Dues, Charges and/or Assessments, if any, levied by San Juan Passage Homeowner's Association.
18. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.
19. 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 December 7, 2023
between Ronnie Weldon Entz ("Buyer")
Buyer Buyer
and Jourdan R Gottlieb ("Seller")
Seller Seller
concerning 4507 Schooner Dr 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.

Authenticates
Ronnie Weldon Entz 12/09/22
Buyer Date

Authenticates
Jourdan R Gottlieb 09/30/2022
Seller Date

Buyer Date

Jourdan R Gottlieb 1/20/2023
Seller Date