

When recorded return to:
Rusty H. Pope and Kay Marie Pope
7527 Hideaway Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235975

Mar 31 2023

Amount Paid \$685.00
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

CHICAGO TITLE
620053498

Escrow No.: 620053498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gina M. Haggerty, also shown of record as Gina M. Haggery, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Rusty H. Pope and Kay Marie Pope, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 54, BLOCK 3, HOLIDAY HIDEAWAY NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 36 THROUGH 42, INCLUSIVE, 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): P65889 / 3926-003-054-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/28/2023

Gina M. Haggerty
Gina M. Haggerty

State of Washington

County of Skagit

This record was acknowledged before me on 3/28/2023 by Gina M. Haggerty,
also shown of record as Gina M. Haggerty, an unmarried person as her separate estate.

Heather M. Yarbrough
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 11-02-24



EXHIBIT "A"
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 Platof Holiday Hideaway Division No. 1, recorded in Volume 8 of Plats, Pages 36 through 42:

Recording No: 625483
2. Exceptions and reservations contained in instruments:

Recording No.: 710270

Amendment recorded in:

Recording No.: 722327

NOTE: This exception does not include present ownership of the above mineral rights.
3. Declaration of Easement For Private Roadway, and the terms and conditions thereof:

Recording Date: April 10, 1969
Recording No.: 725226
4. 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: July 31, 1970
Recording No.: 741831
5. 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: Guemes Island Beach Club
Recording Date: July 31, 1970
Recording No.: 741831

EXHIBIT "A"Exceptions
(continued)

6. Reservations contained in instrument, and the terms and conditions thereof:
Recording No.: 8004280049
7. Notice To Holiday Hideaway Property Owners , and the terms and conditions thereof:
Recording Date: March 29, 1982
Recording No.: 8203290018
Recording No.: 8203290019
8. 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: February 23, 1989
Recording No.: 8902230048
Modification(s) of said covenants, conditions and restrictions
Recording Date: January 23, 1990
Recording No.: 9001230041
9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Imposed by: Holiday Hideaway Association
Recording No.: 8902230048
10. Conditional Agreement, Sand Filter Sewage System Installation, and the terms and conditions thereof:
Recording Date: January 10, 1991
Recording No.: 9001100057
11. Notice, and the terms and conditions thereof:
Recording No.: 200601100165
12. Bylaws of Holiday Hideaway Association, including the terms and conditions thereof:
Recording No.: 201503240074
13. 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 January 19, 2023

between Rusty H. Pope Kay Marie Pope ("Buyer")
Buyer Buyer
and Gina M Haggerty ("Seller")
Seller Seller
concerning NHN Holiday Boulevard 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.

Rusty H. Pope 1-23-23
Buyer Date
Kay Marie Pope 1/23/23
Buyer Date

Gina Haggerty 1/23/23
Seller Date

Seller Date