

When recorded return to:
Sara Janicula and Barry Janicula
2412 37th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236084

Apr 12 2023

Amount Paid \$8405.00
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.: 620053605

CHICAGO TITLE
620053605

STATUTORY WARRANTY DEED

THE GRANTOR(S) Holly L. Bartholomew, Successor Trustee of The Patricia J. Ansted Revocable Living Trust dated October 12, 2011 previously dated October 4, 1990

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sara Janicula and Barry Janicula, wife and husband

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.)

TRACT 1, SVY; BEING PTN OF LTS 15, 16, 17, 18 AND VACATED ALLEY IN BLK 32, "PLAT OF KELLOGG AND FORD'S ADDN TO ANACORTES, WA

Tax Parcel Number(s): P103563 / 3800-032-018-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/3/23

The Patricia J. Ansted Revocable Living Trust

BY: *Holly Bartholomew*
Holly Bartholomew
Trustee

State of Washington
County of Skaagit

This record was acknowledged before me on 04/03/2023 by
Holly Bartholomew

as Trustee of
The Patricia J Ansted Revocable Living Trust

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103563 / 3800-032-018-0007

TRACT 1 OF SURVEY RECORDED NOVEMBER 18, 1991, IN VOLUME 12 OF SURVEYS, PAGES 19 AND 20 UNDER AUDITOR'S FILE NO. 9111180093, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 15, 16, 17, 18 AND VACATED ALLEY IN BLOCK 32, "PLAT OF KELLOGG AND FORD'S ADDITION TO ANACORTES, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 32, "PLAT OF KELLOGG AND FORD'S ADDITION TO ANACORTES";
THENCE NORTH 89 DEGREES 23'48" WEST 239.97 FEET ALONG THE SOUTH LINE OF SAID BLOCK 32 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 01'56" WEST 82.00 FEET PARALLEL WITH THE EAST LINE OF SAID BLOCK 32;
THENCE NORTH 62 DEGREES 49'30" EAST 47.19 FEET;
THENCE SOUTH 89 DEGREES 23'48" EAST 49.97 FEET;
THENCE SOUTH 0 DEGREES 01'56" EAST 104.00 FEET TO THE SOUTH LINE OF SAID BLOCK 32;
THENCE NORTH 89 DEGREES 23'48" WEST 91.97 FEET ALONG SAID SOUTH LINE TO THE TRUE 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 the Plat of Kellogg and Ford's Addition to Anacortes:

Recording No: Volume 1 Page 41

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: 9111180093

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

Purpose: private road maintenance
 Recording Date: March 30, 1994
 Recording No.: 9403300132
 Affects: as described in said instrument

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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 14, 1995
 Recording No.: 9507140095

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

Granted to: City of Anacortes, a Washington municipal corporation
 Purpose: Fiber infrastructure
 Recording Date: September 20, 2022
 Recording No.: 202209200092

EXHIBIT "B"

Exceptions
(continued)

Affects: Portion of said premises

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. 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 February 22, 2023
between Sara Janicula Barry Janicula ("Buyer")
Buyer Buyer
and Patricia J Ansted Rev Trust ("Seller")
Seller Seller
concerning 2412 37th Street 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.

Authenticat
Sara Janicula 02/22/2023
Buyer Date

Authenticat
Holly Bartholomew as Trustee for Patricia J Ansted Trust 02/22/23
Seller Date

Authenticat
Barry Janicula 02/22/2023
Buyer Date

Seller Date