

**When recorded return to:**  
Aaron Mays and Nikki Mays  
4206 Osprey Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236162  
Apr 17 2023  
Amount Paid \$23624.00  
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**  
620053840

Escrow No.: 620053840

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Amanda Keri Allgood Baker and David Ross Baker, 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 Aaron Mays and Nikki Mays, 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 4, CITY OF ANACORTES SP NO. ANA 08-001, BEIN PTN LT 4 OF SURVEY, BEING PTN  
LTS 67, 68 & 69, ANACO BEACH

Tax Parcel Number(s): P123273 / 3858-000-069-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4/12/2023

Amanda Keri Allgood Baker  
Amanda Keri Allgood Baker

David Ross Baker  
David Ross Baker

State of Washington  
County of Skagit

This record was acknowledged before me on 04/12/2023 by Amanda Keri Allgood Baker and David Ross Baker.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123273 / 3858-000-069-0200**

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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.

**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 Anaco Beach:

Recording No: 233177

2. 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  
 Affects: Portion of said premises

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: E. Radford Mitchell  
 Recording No.: 456831

The Company makes no representations about the present ownership of these reserved and excepted interests.

4. 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  
 Affects: Portion of said premises

5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Jack W. Papritz and Gunvor M. Papritz, husband and wife  
 Recording Date: June 21, 1983  
 Recording No.: 8306210043

The Company makes no representations about the present ownership of these reserved and excepted interests.

**EXHIBIT "B"**Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Drainfield over, under along and across the premises  
Recording Date: January 4, 1984  
Recording No.: 8401040027  
Affects: Portion of said premises
7. City of Anacortes Ordinance No. 2121 and the terms and conditions thereof:
- Recording Date: September 28, 1989  
Recording No.: 8909280040
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: 9512220100
9. Notice of Latecomer Connection Charges and the terms and conditions thereof:
- Recording Date: February 1, 1996  
Recording No.: 9602010076
10. 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
11. Reservations contained in Deeds and the terms and conditions thereof:
- Recording Date: September 8, 2003  
Recording No.: 200309080357
12. Reservations contained in Deeds and the terms and conditions thereof:

**EXHIBIT "B"**Exceptions  
(continued)Recording Date: September 8, 2003  
Recording No.: 200309080358

13. City of Anacortes Ordinance No. 2640 and the terms and conditions thereof:

Recording Date: February 18, 2004  
Recording No.: 200402180127

14. 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

15. 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

16. 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 Marine Point Short Plat S.P. No. ANA 04-009:

Recording No: 200408250062

17. 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:

**EXHIBIT "B"**Exceptions  
(continued)

Recording No: 200610020114

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

Purpose: Access and utilities  
Recording Date: October 2, 2006  
Recording No.: 200610020114  
Affects: Portion of said premises

19. 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: 200610160102

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

Purpose: Access and utilities  
Recording Date: October 16, 2006  
Recording No.: 200610160102  
Affects: Portion of said premises

21. 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

22. 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:

**EXHIBIT "B"**Exceptions  
(continued)

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

23. 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

24. Reservations contained in Deeds, including the terms, covenants and provisions thereof:

Recording Date: January 16, 2007  
Recording No.: 200701160155 (both grantees were not notarized)

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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Underground electric transmission and/or distribution line  
Recording Date: June 18, 2007  
Recording No.: 200706180163  
Affects: Portion of said premises

26. 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

27. 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 Marine Point Short Plat ANA 08-001:



**EXHIBIT "B"**Exceptions  
(continued)

Recording No: 201001200001

The Easement Amendment is recorded under Recording No. 201510050097.

28. Public or private easements, if any, lying within vacated portions.
29. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
30. Assessments, if any, levied by Anacortes.
31. City, county or local improvement district assessments, if any.
32. 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.

SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated March 5, 2023  
between Arcon Mays Nikki Mays ("Buyer")  
Buyer Buyer  
and David Ross Baker Amanda Keri Baker ("Seller")  
Seller Seller  
concerning 4206 Osprey Lane, Apacortes WA, 98201 (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.

[Signature] 3-5-23 [Signature] 3/5/23  
Buyer Date Seller Date  
Nikki Mays 3-5-23 [Signature] 3/5/23  
Buyer Date Seller Date