

202305090049

05/09/2023 02:29 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor, WA

When recorded return to:  
Charles Curtis and Cecelia Curtis  
2120 12th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236428  
May 09 2023  
Amount Paid \$13745.00  
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

620053895

Escrow No.: 620053895

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew H. Sass and Alyssa A. Sass, also appearing of record as Matthew Hamilton Sass and Alyssa Anne Sass, 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 Charles Curtis and Cecelia Curtis, 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 1, BLA NO. 2014-0001, BEING PTN LTS 6, 7 & 8, BLK 195, MAP OF THE CITY OF ANACORTES

Tax Parcel Number(s): P56193 / 3772-195-010-0006

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 28 APR 2023

[Signature]  
Matthew H. Sass

[Signature]  
Alyssa A. Sass

State of ILLINOIS  
County of TAZEWELL

This record was acknowledged before me on 28 APR 2023 by Matthew H Sass and Alyssa A Sass, also appearing of record as Matthew Hamilton Sass and Alyssa Anne Sass, a married couple.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of ILLINOIS  
My commission expires: 28 SEPT 2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P56193 / 3772-195-010-0006**

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LOT 1 OF BOUNDARY LINE ADJUSTMENT NO. 2014-0001, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201402130045, BEING A PORTION OF LOTS 6, 7 AND THE WEST 10.42 FEET OF LOT 8, BLOCK 195, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY ADJACENT THERETO THAT ATTACHES BY OPERATION OF LAW.

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 set forth in a document:  

In favor of:	Harry S.J. Swanson and Signe Swanson, husband and wife
Purpose:	Utilities
Recording No.:	614522
Affects:	Portion of said premises
  
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 the Plat of City of Anacortes Skagit County Washington:  
  
Recording No: Volume 2, Page 4
  
3. 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: 200812180003
  
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 Survey:  
  
Recording No: 201309100014
  
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, 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: 201402130045

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

Purpose:	Ingress, egress and utilities
Recording Date:	February 13, 2014
Recording No.:	201402130046
Affects:	Portion of said premises
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.
10. 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 April 8, 2023

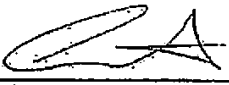
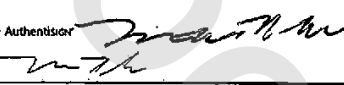
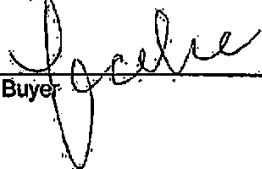
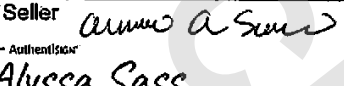
between	<u>Charles Curtis</u> <small>Buyer</small>	<u>Cecelia Curtis</u> <small>Buyer</small>	("Buyer")
and	<u>Matthew Sass</u> <small>Seller</small>	<u>Alyssa Sass</u> <small>Seller</small>	("Seller")
concerning	<u>2120 12th St</u> <small>Address</small>	<u>Anacortes</u> <small>City</small>	<u>WA 98221</u> <small>State Zip</small> (the "Property")

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.

	<u>4.8.23</u>		<u>28 APR 2023</u>
Buyer	Date	Seller	Date
	<u>4.8.23</u>		<u>04/28/2023</u>
Buyer	Date	Seller	Date