

When recorded return to:

Gordon Talmadge Blair, III and Morgan O'Dell Blair
3402 West 8th Place
Anacortes, WA 98221



201811020072

11/02/2018 03:15 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036392

CHICAGO TITLE
620036392

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith L. Thompson and Wayne A. Thompson, 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 Gordon Talmadge Blair, III and Morgan O'Dell Blair, husband
and wife

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.)

Lot(s): PTN LOT 1 NORTHERN PACIFIC ADD TO ANACORTES TGW PTN VACATED 7TH
AND ILLINOIS STREET Tax/Map ID(s):

Tax Parcel Number(s): P108055 / 3809-914-001-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184884
NOV 02 2018

Amount Paid \$ **12910.00**
Skagit Co. Treasurer
By **BT** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 16, 2018

Judith L. Thompson
Judith L. ThompsonWayne A. Thompson
Wayne A. ThompsonState of Oregon
County of Lincoln

I certify that I know or have satisfactory evidence that Judith L. Thompson and Wayne A. Thompson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-24-2018

Diane C. Dupont
Name: Diane C. Dupont
Notary Public in and for the State of Oregon
Residing at: Dallas, Oregon
My appointment expires: 8-28-2022

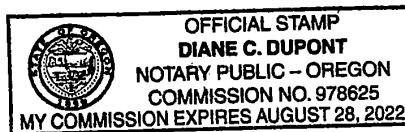


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108055 / 3809-914-001-0000.

The East 20 feet, as measured along the South line of Lot 1, Block 914, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

TOGETHER WITH the Southerly 13 feet of the Easterly 20 feet of vacated West 7th Street lying North of said Lot and the Westerly 60 feet of vacated Illinois Avenue lying East of said Lot and the Southerly 13 feet of vacated West 7th Street, as vacated by City of Anacortes Ordinance No. 1799 and recorded under Auditor's File No. 8002250021, records of Skagit County, Washington, as would attach by operation of law.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 NORTHERN PACIFIC ADDITION TO ANACORTES:

Recording No: 1046

2. 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: November 24, 1954
Recording No.: 509693

3. Easement, including the terms, covenants, and provisions thereof, disclosed by instrument
Recorded: March 18, 1982
Auditor's No.: 8203180044, records of Skagit County, WA
For: Utility and vehicular traffic purposes
Affects: North 10 feet

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, together with necessary appurtenances
Recording Date: July 5, 1994
Recording No.: 9407050054
Affects: Portion of said premises and other property

5. Public or private easements, if any, over vacated portion of said premises.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 02, 2018
between Gordon Talmadge Blair Morgan O'Dell Blair ("Buyer")
Buyer Buyer
and Wayne A Thompson Judy L Thompson ("Seller")
Seller Seller
concerning 3402 W 8th Place 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.

Authentisign
Tal Blair 10/02/2018
Buyer 6:10:32 PM PDT Date

Authentisign
Morgan O'Dell Blair 10/02/2018
Buyer 6:23:12 PM PDT Date

Authentisign
Wayne A. Thompson 10/03/2018
10/3/2018 5:30:43 PM PDT
Seller Date

Authentisign
Judy L Thompson 10/03/2018
10/3/2018 5:32:50 PM PDT
Seller Date