

When recorded return to:
Elizabeth G Walker
1318 Erie Avenue
Anacortes, WA 98221



201904160056

04/16/2019 01:46 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.: 620036777

CHICAGO TITLE
020036777

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary D. Morgan and Brandy C. Morgan, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Elizabeth G Walker, an unmarried woman and Patrick L.
Walker, a married man

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): 1-2 Block: 505 Northern Pacific Add.

Tax Parcel Number(s): P58418 / 3809-505-002-0003

Subject to:

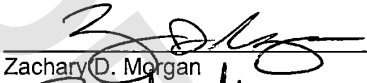
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191360
APR 16 2019

Amount Paid \$6,849.¹⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2019



Zachary D. Morgan

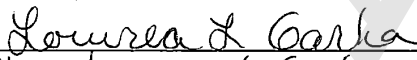


Brandy C. Morgan

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Zachary D. Morgan and Brandy C. Morgan 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: April 15, 2019



Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

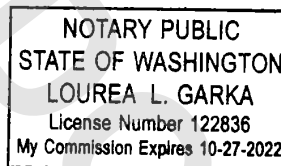


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58418 / 3809-505-002-0003

Lots 1 and 2, Block 505, Northern Pacific Addition to the City of Anacortes, Skagit County, Washington, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, State of Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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: November 24, 1954

Recording No.: 509693

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

Granted to: Norris Estvold and Yvonne J. Estvold, husband and wife

Purpose: Sewer

Recording Date: March 18, 1963

Recording No.: 633326

Affects: Said premises and other property

3. City, county or local improvement district assessments, if any.
4. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 9, 2019
between Elizabeth Walker ("Buyer")
Buyer Buyer
and Zachary D Morgan Brandy C Morgan ("Seller")
Seller Seller
concerning 1318 Erie Ave 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.

Authentication
Elizabeth Walker 03/09/2019
Buyer Date
7:36:44 AM PST

Authentication
Zachary D Morgan 11/27/2018
Seller Date
11:03:53 AM PST

Authentication
Brandy C Morgan 11/28/2018
Seller Date
5:27:48 PM PST