

When recorded return to:

Thomas Beckwith, Jr. and Gwyneth Beckwith
1518 22nd Street
Anacortes, WA 98221



201907240040

07/24/2019 11:38 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039036

CHICAGO TITLE CO.

620039036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michelle M. Mann who acquired title as Michelle Matson, A Married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Thomas Beckwith, Jr. and Gwyneth Beckwith, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 18 and 19, Block 5, Hensler's Second Addition to Anacortes, according to the plat thereof,
recorded in Volume 3 of Plats, page 55, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P57458 / 3795-005-019-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

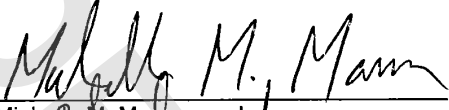
2019 3073

JUL 24 2019

Amount Paid \$ 5,611.⁸²
Skagit Co. Treasurer
By *Uman* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 15, 2019



Michelle M. Mann



Robert Mann

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that Michelle M. Mann and Robert Mann are the person(s) who appeared before me, and said person(s) 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.


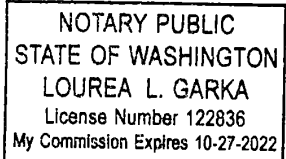
Dated: July 18, 2019
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
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 Hensler's Second Addition to Anacortes:

Recording No: 59510

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Matters which may be disclosed by a search of the records against the name of the spouse or domestic partner of Michelle Matson also known as Michelle Mann, if married or a member of a registered domestic partnership.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the 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 June 22, 2019
between Thomas Beckwith, Jr. Gwyneth Beckwith ("Buyer")
Buyer Buyer
and Robert Mann Michelle Mann ("Seller")
Seller Seller
concerning 1518 22nd 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.

Authentisign
Thomas Beckwith, Jr. 06/22/2019
Buyer 7:33:25 PM PDT Date
Authentisign
Gwyneth Beckwith 06/23/2019
Buyer 9:07:45 AM PDT Date

Authentisign
Robert Mann 06/24/2019
Seller 6/24/2019 4:23:47 PM PDT Date
Authentisign
Michelle Mann 06/24/2019
Seller 6/24/2019 4:27:03 PM PDT Date
Michelle Mann 7/18/19