

When recorded return to:
Matthew D. Letcher and Vanessa E. Letcher
2207 21st Street
Anacortes, WA 98221

201907290056
07/29/2019 11:42 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038719

CHICAGO TITLE
620038719

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas G. Fitchett and Rashel L. Fitchett, 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 Matthew D. Letcher and Vanessa E. Letcher, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
The West ½ of Lot 3 and all of Lots 4 and 5, Block 213, "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.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P117785 / 3772-213-005-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

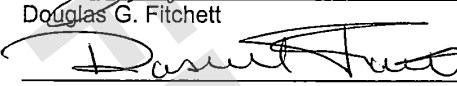
2019 3160
JUL 29 2019

Amount Paid \$ 10,898.60
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

(continued)


Dated: July 22, 2019


Douglas G. Fitchett
Rashel L. FitchettState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Douglas G. Fitchett and Rashel L. Fitchett
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 24 2019


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

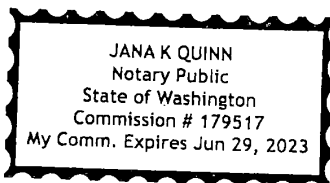


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by any matters disclosed by survey,
Recording Date: December 27, 2000
Recording No.: 200012270004
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by 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

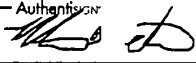
The following is part of the Purchase and Sale Agreement dated May 28, 2019
between Matthew D. Letcher Vanessa E. S. Letcher ("Buyer")
Buyer Buyer
and Douglas G Fitchett Rashel L Fitchett ("Seller")
Seller Seller
concerning 2207 21st St Anacortes WA 98221 (the "Property")
Address City State Zip

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.

Authenticat

05/28/2019 2:15:41 PM PDT
Buyer Date

Authenticat
Vanessa E. S. Letcher
05/28/2019 1:19:05 PM PDT
Buyer Date

Authenticat
Douglas G Fitchett
05/29/2019 5:56:39 AM PDT
Seller Date

Authenticat
Rashel L Fitchett
05/29/2019 6:00:31 AM PDT
Seller Date