

When recorded return to:
Jonathon Galliard and Michelle Ann Galliard
12045 Country Lane
Burlington, WA 98233

201910250138
10/25/2019 03:59 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245416381

CHICAGO TITLE

62003984/

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Fleming as Personal Representative of The Estate of David C. Fleming, deceased (Whatcom County Superior Court Probate Case No. 19-4-00437-5)

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

in hand paid, conveys, and warrants to Jonathon Galliard and Michelle Ann Galliard, a married couple

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

Lot 3 and the North 5 feet of Lot 4, County Lane Addition, according to the plat thereof recorded in Volume 7 of Plats, Page 37, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

2019-4703
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 25 2019

Tax Parcel Number(s): P64597 / 3890-000-003-0004,

Subject to:

Exhibit "A" attached hereto and by this reference made a part thereof

Amount Paid \$6,217.20
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2019

The Estate of David C. Fleming

BY: Charles FlemingCharles Fleming
Personal Representative

State of Oregon

County of Washington

I certify that I know or have satisfactory evidence that Charles Fleming is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of David C. Fleming to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

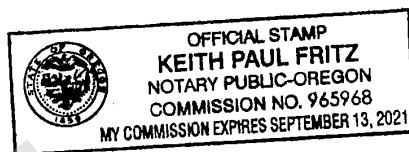
Dated: 10/18/2019Name: Keith Paul FritzNotary Public in and for the State of OregonResiding at: 304 Quail Dr Newberg OR 97132My appointment expires: Sept 13, 2021

EXHIBIT "A"
EXCEPTIONS

Order No.: 245416381/620039841

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 the plat of Country Lane Addition, Volume 7 of Plats, Page 37.

Title Notification-Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: May 15, 2014
Recording No.: 201405150053

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.