

**When recorded return to:**

Jenny F. Kingsbury  
1108 5th Street  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041219

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-537

Feb 13 2020

Amount Paid \$5765.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**CHICAGO TITLE**  
**620041219**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James McLachlan, an unmarried person, as his 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 Jenny F. Kingsbury, an unmarried person

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

Lot 17, Block 64, Map of the City of Anacortes, as per plat recorded in Volume 2 of Plats, page 4  
through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

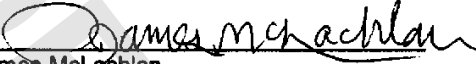
Tax Parcel Number(s): P55337 / 3772-064-017-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

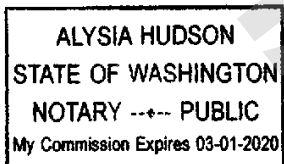
Dated: February 4, 2020

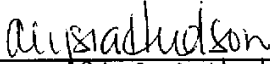
  
James McLachlan

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James McLachlan is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 13, 2020



  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

**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 Map of the City of Anacortes:

Recording No: Volume 2, Page 4 through 7

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 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 January 19, 2020  
between Rob Howell Jenny F Kingsbury ("Buyer")  
Buyer Buyer  
and James McLachlan ("Seller")  
Seller Seller  
concerning 1108 5th 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.

Rob Howell 01/20/20  
Buyer Date

AuthenticSign  
Claudia Aguilera 01/20/2020  
Seller Date  
Signed 01/20/2020 4:15:24 PM PST

Jenny F Kingsbury 01/20/20  
Buyer Date  
James McLachlan 01/20/20  
Seller Date