

When recorded return to:

Michael J Hayes and Lori L Hayes
2017 M Avenue
Anacortes, WA 98221



202006170171

06/17/2020 03:42 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Land Title and Escrow

BARGAIN AND SALE DEED

01-178060-0

THE GRANTOR(S) Stewart McCullum, an unmarried man

for and in consideration of \$10.00 and any other valuable considerations

in hand paid, bargains, sells, and conveys to Michael J Hayes and Lori L Hayes, husband and wife

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

Lots 24 and 25, Block 2, HENSLER'S SECOND ADDITION TO ANACORTES, as per plat recorded in Volume 3 of Plats, page 55, records of Skagit County, Washington. Situate in The City of Anacortes, County of Skagit, State of Washington

Subject to rights, reservations, restrictions, covenants, declarations, Agreements, and easements of record as set forth in exhibit A attached Hereto and made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)
Lots 24 & 25, Blk 2, Hensler's 2nd Add. To Anac

Tax Parcel Number(s): P57404

Dated: June 10, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 17 2020

Amount Paid \$ 7509.00
Skagit Co. Treasurer
By *MM* Deputy

Stewart McCullum
Stewart McCullum

State of Washington
County of King

I certify that I know or have satisfactory evidence that Stewart McCullum (~~is~~^{are}) the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledge that (~~he~~^{she}/~~they~~) signed this instrument and acknowledged it to be (~~his~~^{her}/~~their~~) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/11/2020

M. Way
Notary Public In and for the State of Washington

My appointment expires: 12-28-2020

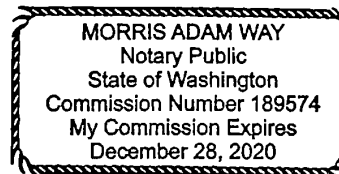


EXHIBIT A

Liability for supplemental taxes for improvements, which have recently been constructed on the property. Said improvements are not presently assessed, but may appear on future rolls

Municipal assessments and impact fees, if any, levied by the City of Anacortes.

Any alleged defect or challenge to the Trustee's Deed where the insured acquired title to the land by any party, including but not limited to the former owner, a creditor or a trustee in bankruptcy.

NOTE: This exception may be eliminated at the discretion of the Company from a subsequent policy issued to a bona fide purchaser from the insured



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated May 07, 2020
between Micheal John Hayes Lori Lynn Hayes ("Buyer")
Buyer Buyer
and Stewart McCullum ("Seller")
Seller Seller
concerning 2017 M Avenue 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
Michael J Hayes 05/07/2020
Buyer 1:39:02 PM PDT Date

Authentication
Stewart McCullum 05/08/2020
Seller 11:09:18 AM PDT Date

Authentication
Lori L Hayes 05/07/2020
Buyer 1:56:23 PM PDT Date

Authentication
Stewart McCullum 6/11/2020
Seller Date