

When recorded return to:
Brian R. Wetcher and Linda E. Wetcher
814 24th St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2311

Jun 26 2020

Amount Paid \$5429.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620042687

Escrow No.: 620042687

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tristan R. Lucas and Rachel R. Lucas, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brian R. Wetcher and Linda E. Wetcher, a married couple

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

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

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

Lot(s): 12 Forest Park Add


Tax Parcel Number(s): 4657-000-012-0001/P107354

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: June 8, 2020



Tristan R. Lucas

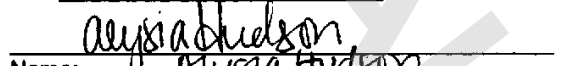


Rachel R. Lucas

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tristan R. Lucas and Rachel R. Lucas are the persons who appeared before me, and said persons 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: June 19, 2020



Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2024

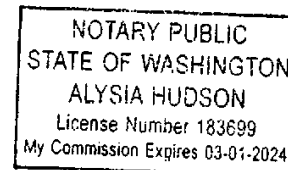


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4657-000-012-0001/P107354

LOT 12, "FOREST PARK ADDITION," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

SPECIAL EXCEPTIONS:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground Electric transmission and/or distribution systems.
Recording Date: March 17, 1995
Recording No.: 9503170094
2. 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 FOREST PARK ADDITION
:

Recording No: 9506130035
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. 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 15, 2020
between Brian R Wetcher Linda E Wetcher ("Buyer")
Buyer Buyer
and Tristan R Lucas Rachel R Lucas ("Seller")
Seller Seller
concerning 2407 Forest Park Ln 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
Brian R Wetcher 05/15/2020
Buyer 1:24:18 PM PDT Date

Authenticat
Linda E Wetcher 05/15/2020
Buyer 11:21:03 AM PDT Date

Authenticat
Tristan R Lucas 05/12/2020
Seller 12:20:40 AM PDT Date

Authenticat
Rachel R Lucas 05/12/2020
Seller 12:18:46 AM PDT Date