

When recorded return to:
Leonard John Keel
7321 21st Avenue NW
Seattle, WA 98117

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043522

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2747

Jul 23 2020

Amount Paid \$6677.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620043522
STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew C. Morris and Rabecah A. L. Morris, 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 Leonard John Keel, an unmarried person

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): 15, 16 and 17, Block: 144, Map of the City of Anacortes


Tax Parcel Number(s): P55947 / 3772-144-017-0007

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: July 21, 2020


Andrew C. Morris
Rabecah A.L. MorrisState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew C. Morris and Rabecah A. L. Morris 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: July 22, 2020
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P55947 / 3772-144-017-0007

Lots 15, 16 and 17, Block 144, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 of Plats, pages 4 through 7

2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: December 16, 2011

Recording No.: 201112160131

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Anacortes.
5. City, county or local improvement district assessments, if any.

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 July 03, 2020
between Leonard John Keel ("Buyer")
Buyer
and Andrew C Morris Rabecah A Morris ("Seller")
Seller
concerning 1610 11th 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.

Authenticator
Leonard John Keel 07/03/2020
Buyer 7/3/2020 4:20:20 PM PDT Date

Buyer Date

Authenticator
Andrew C Morris 07/07/2020
Seller 7/7/2020 3:28:15 PM PDT Date

Authenticator
Rabecah A Morris 07/07/2020
Seller 7/7/2020 3:39:11 PM PDT Date

Seller Date