

**When recorded return to:**

Joshua Kuchera and Anna Lee Kuchera  
3913 West 4th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3616

Sep 11 2020

Amount Paid \$6805.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620043413

Escrow No.: 620043413

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tyler Donovan McKeen and Faith Morgan McKeen, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joshua Kuchera and Anna Lee Kuchera, a married couple

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

THE WEST 21.15 FEET OF LOT 18, ALL OF LOT 19 AND THE EAST 24.45 FEET OF LOT 20,  
BLOCK 1308, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P58334 / 3809-308-020-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 30, 2020

X *Tyler Donovan McKeen*  
Tyler Donovan McKeen

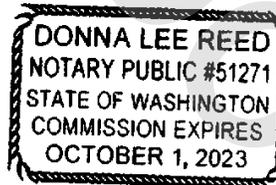
X *Faith Morgan McKeen*  
Faith Morgan McKeen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tyler Donovan McKeen and Faith Morgan McKeen 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: 9/11/2020

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Waukesha WA  
My appointment expires: 10/1/2023



**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 Northern Pacific Addition to Anacortes, recorded in Volume 2 of Plats, Pages 9 through 11:

Recording No: 1046

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by City of Anacortes.
4. 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 17, 2020  
between Joshua Kuchera Anna Lee Kuchera ("Buyer")  
Buyer Buyer  
and Tyler Donovan McKeen Faith Morgan McKeen ("Seller")  
Seller Seller  
concerning 3913 W 4th 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.

Authenti  
Joshua Kuchera 07/18/2020  
Buyer 4:43:14 AM PDT Date

Authenti  
Tyler Donovan McKeen 07/18/2020  
Seller 7:31:53 PM PDT Date

Authenti  
Anna Lee Kuchera 07/17/2020  
Buyer 10:20:45 PM PDT Date

Authenti  
Faith Morgan McKeen 07/18/2020  
Seller 7:45:21 PM PDT Date