

**When recorded return to:**  
Cheryl Wheeler  
1320 South 12th Street  
Mount Vernon, WA 98274

**CHICAGO TITLE**  
620044524

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4198

Oct 13 2020

Amount Paid \$7125.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Escrow No.: 620044524

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marie E. Gallagher, who acquired title as Marie E Murray and William P. Gallagher, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cheryl Wheeler, an unmarried person

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

That portion of the Northeast 1/4 of the Northwest 1/4, Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 560 feet South and 100 feet West of the Southeast corner of Block 22, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats page 63, records of Skagit County, Washington;  
thence South 60 feet;  
thence West 116 feet, more or less, to the East line of Twelfth Street, as now established;  
thence North 60 feet;  
thence East 116 feet to the point of beginning.

Situated in Skagit County, Washington.

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

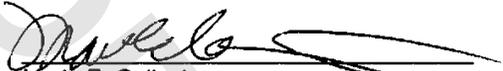
Tax Parcel Number(s): P28315 / 340429-0-148-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 6, 2020

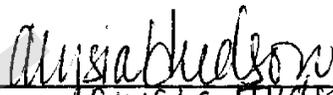
  
Marie E. Gallagher  
  
William P. Gallagher

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Marie E. Gallagher and William P. Gallagher 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: 10.12.2020

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183609  
My Commission Expires 03-01-2024

  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by Mount Vernon.

Authentisign ID: 306C81B2-A8FC-470F-99CC-38CA57EC3A89

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 September 10, 2020

between Cheryl Wheeler ("Buyer")  
Buyer Buyer

and William P Gallagher Marie E Gallagher ("Seller")  
Seller Seller

concerning 1320 South 12th Mount Vernon WA 98274 (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.

Authentisign  
Cheryl Wheeler 09/10/2020  
Buyer 7:11:28 AM PDT Date

W P Gallagher 9/10/2020  
Seller Date

Buyer \_\_\_\_\_ Date

Marie E Gallagher 9-10-2020  
Seller Date