

When recorded return to:
Ben Gully and Christine Gully
3408 Marion Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4230
Oct 15 2020
Amount Paid \$8005.00
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

Escrow No.: 620044499

CHICAGO TITLE
620044499

STATUTORY WARRANTY DEED

THE GRANTOR(S) David B. Shanholtzer and Marcy A. Shanholtzer, 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 Ben Gully and Christine Gully, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, 2, 3 AND 4, BLOCK 706, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER
PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, 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): P58492 / 3809-706-002-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 5, 2020

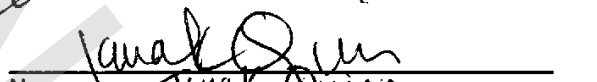

David B. Shanholtzer


Marcy A. Shanholtzer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David B. Shanholtzer and Marcy A. Shanholtzer 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: October 14, 2020


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arden
My appointment expires: 06/29/2023

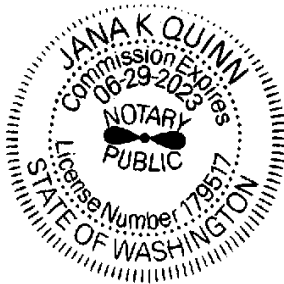


EXHIBIT "A"
Exceptions

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 Plat of Northern Pacific Addition to Anacortes:

Recording No: 1046

2. Covenants, conditions and restrictions 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 in the document

Recording Date: November 11, 1954

Recording No: 509693

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Anacortes

Purpose: Sewer, together with the rights of ingress and egress

Recording Date: December 16, 1980

Recording No: 8012160002

Affects: portion of said premises and other property

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Anacortes.
6. 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 September 01, 2020
between Ben Gully Christine Gully ("Buyer")
Buyer Buyer
and David B Shanholtzer Marcy A Shanholtzer ("Seller")
Seller Seller
concerning 1404 Georgia 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.

Authenticat
Ben Gully 09/01/2020
Buyer 8:49:34 AM PDT Date

Authenticat
Christine Gully 09/01/2020
Buyer 8:53:38 AM PDT Date

Authenticat
David B Shanholtzer 09/01/2020
Seller 11:21:20 AM PDT Date

Authenticat
Marcy A Shanholtzer 09/01/2020
Seller 11:27:18 AM PDT Date