Skagit County Auditor, WA

When recorded return to: Jonathan E. Fay and Karen A. Fay 6744 Carolina Street Anacortes, WA 98221

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> > Affidavit No. 2020-4463 Oct 27 2020 Amount Paid \$12900.00

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

Escrow No.: 620043808

CHICAGO TITLE 6200 43808

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Akland and Nancy R. Akland, 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 Jonathan E. Fay and Karen A. Fay, 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): 1 through 8, Block: 142, Fidalgo City

Tax Parcel Number(s): P73184 / 4101-142-008-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: October 23, 2020

David J. Akland

Nancy R. Akland

State of WASHINGTON County of SKAGIT

I certify that I know or have satisfactory evidence that David J. Akland and Nancy R. Akland 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: 10-23-2026

Name: Jenifer Brazil
Notary Public in and for the State of WA

Residing at: Skart County
My appointment expires: 7-25-

JENNIFER BRAZIL Notary Public State of Washington Commission # 187468

My Comm. Expires Jul 25, 2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P73184 / 4101-142-008-0002

All of Lots 1 through 8, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH all of the vacated alley in said Block 142 lying Westerly of and adjacent to said Lots 1 through 8, inclusive.

TOGETHER WITH the West ½ of Highland Avenue adjacent to Lots 1 through 8, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

ALSO, that portion of the South ½ of 4th Street lying East of the centerline of the vacated alley in Block 142 and lying West of the centerline of Highland Avenue, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

- Public or private easements, if any, over vacated portion of said premises.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kurt R. Keller and Lori A. Keller, husband and wife

Purpose: ingress, egress and utilities and the construction of road improvements,

including drainage works

Recording Date: June 1, 2006 Recording No.: 200606010105

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

Recording Date: August 1, 2017 Recording No.: 201708010013 Affects: Northerly line

4. 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 survey:

Recording No: 201506290122

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 6. City, county or local improvement district assessments, if any.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

Page 1 of 1	NATURALI	RESOURCE	LANDS DISCL	USURE	
The following is p	art of the Purchase and	Sale Agreen	nent dated		
between					("Buyer")
Buyer		Buye	r		(,
0110	d J Akland		ncy R Akland		("Seller")
Seller		Selle	r		
concerning 6744	Carolina St	An	acortes	WA 98221 State Zip	_ (the "Property")
Addres	8	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.					
TO SEE SEE	> 09/03/2020		David J Akt	and	08/08/2020
Buyer Buyer		Date	98810 10:31:47 AM	1 PDT	Date
Wthentisser			- Authentision		
Karen A Fay	09/03/2020		Nancy R Ak	land	08/08/2020
/3/2([2) [6/84] 8 7 PM PDT	****	Date	88-edite ro:25:53 AA		Date