

When recorded return to:

Grant D. Lehmann and Janice J. Lehmann
3608 Mallard Court
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4575

Oct 30 2020

Amount Paid \$13024.60
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.: 620044489

CHICAGO TITLE
620044489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles E. Ash, II, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Grant D. Lehmann and Janice J. Lehmann, a married couple and Jeffrey D Merrifield and Andrea K Merrifield, a married couple

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

LOT 1 AND 2, BLOCK 54, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, 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): P55235 / 3772-054-002-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2020

Charles E. Ash, II
Charles E. Ash, II

State of *Washington*
County of *Skagit*

I certify that I know or have satisfactory evidence that *Charles E. Ash, II*
is are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: *October 29, 2020*



Martin E Lehr
Name: *Martin E LEHR*
Notary Public in and for the State of *WA*
Residing at: *La Conner*
My appointment expires: *2-9-23*

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line
Recording Date:	May 30, 2017
Recording No.:	201705300170
2. Assessments, if any, levied by Anacortes.
3. 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 October 2, 2020
between Grant D and Janice J Lehmann. Jeffrey D and Andrea K Merrifield ("Buyer")
and Charles E Ash II ("Seller")
concerning 1103 14th St Anacortes WA 98221 (the "Property")
Buyer Seller Buyer Seller 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.

Authentication: Grant D Lehmann 10/2/2020 2:09:31 PM PDT Buyer Date
Authentication: Janice J Lehmann 10/2/2020 2:14:10 PM PDT Buyer Date
Authentication: Charles E Ash II 09/08/2020 Seller Date
Authentication: Jeffrey D Merrifield 10/2/2020 2:27:53 PM PDT Buyer Date
Authentication: Andrea K Merrifield 10/2/2020 2:57:09 PM PDT Buyer Date