

**When recorded return to:**  
Michael O'Neill  
4017 M Avenue  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044364

**CHICAGO TITLE**  
6200 44364

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vincent C. Farish and Lindsay R. Farish who acquired title as Lindsay R Jobe, 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 Michael O'Neill, an unmarried person and Delphina Yuen, a single person

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.)

LTS 26-28, BLK 1, BROWNRIG'S SECOND ADDITION TO ANACORTES, WASH

Tax Parcel Number(s): P57015 / 3779-001-028-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4903

Nov 18 2020

Amount Paid \$8218.60  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 9, 2020

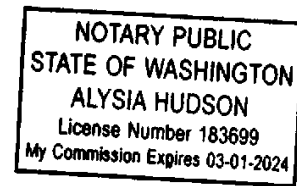
Vincent C. Farish  
Vincent C. Farish

Lindsay R. Farish  
Lindsay R. Farish

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Vincent C. Farish and Lindsay R. Farish 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: 11.17.2020  
Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arundel  
My appointment expires: 03.01.2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P57015 / 3779-001-028-0009**

LOTS 26, 27 AND 28, BLOCK 1, BROWNRIG'S SECOND ADDITION TO ANACORTES, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Brownrig's Second Addition to Anacortes, recorded in Volume 2 of Plats, Page 42:
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Ora L. Gaggens and Joan Gaggens, his wife  
Purpose: for installation and maintenance of a 6" concrete sewer line over and across the above described property  
Recording Date: February 24, 1964  
Recording No.: 647042  
Affects: The North 8 feet of Lot 28
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Duane R. Petrie and Elvia A. Petrie, his wife  
Purpose: for installation and maintenance of a 6" concrete sewer line over and across the above described property  
Recording Date: April 15, 1964  
Recording No.: 649163  
Affects: The North 8 feet of Lot 28
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.

**John L. Scott**  
REAL ESTATE

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 14, 2020  
between Michael O'Neill Delphina Yuen ("Buyer")  
Buyer  
and Vincent Farish Lindsay R Jobe aka Lindsay Farish ("Seller")  
Seller  
concerning 4017 M Ave 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.

Authentisign  
Michael O'Neill 10/14/2020  
10/14/2020 1:14:33 PM PDT  
Buyer Date

Authentisign  
Delphina Yuen 10/14/2020  
10/14/2020 2:00:25 PM PDT  
Buyer Date

Authentisign  
Vincent Farish 09/02/2020  
09/02/2020 4:13:23 PM PDT  
Seller Date

Authentisign  
Lindsay R Jobe 09/04/2020  
09/04/2020 5:51:58 AM PDT  
Seller Date