

When recorded return to:

Julie K. Gallagher
1605 D Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620050412

Escrow No.: 620050412

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick D. Thatcher and Dorothy E. Thatcher, 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 Julie K. Gallagher, a married person as her separate estate

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

Lots 1 and 2, and the East 15 feet of Lot 3, Lots 9 and 10, and the East 15 feet of Lot 8, Block 190,
"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 City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P56180 / 3772-190-010-0106

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221741

Apr 28 2022

Amount Paid \$8806.00

Skagit County Treasurer

By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620050412

STATUTORY WARRANTY DEED
(continued)

Dated: April 25, 2022



Frederick D. Thatcher



Dorothy E. Thatcher

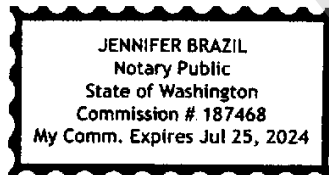
State of Washington
County of SkagitThis record was acknowledged before me on 4-25-22 by
Frederick D. Thatcher and Dorothy E. Thatcher
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

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 Survey:

Recording No: 201604290169

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

Granted to: Frederick D. Thatcher and Dorothy E. Thatcher, husband and wife
Purpose: Ingress and egress
Recording Date: December 21, 2021
Recording No.: 202112210001

3. Assessments, if any, levied by Anacortes.
4. City, county or local improvement district assessments, if any.
5. A pending court action:

Petitioner: Julie Kristina Gallagher
Respondent: Sean Patrick Gallagher
County: Skagit
Court: Superior
Cause No.: 20-3-00138-29
Nature of Action: Dissolution
Attorney for Petitioner: Robert J. Miller

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 March 12, 2022
between Julie K Gallagher ("Buyer")
Buyer
and Frederick Thatcher Dorothy Thatcher ("Seller")
Seller
concerning 1605 D 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.

Authentication
Julie K Gallagher 03/12/2022
Buyer Date

Authentication
Frederick Thatcher 03/13/22
Seller Date

Authentication
Dorothy Thatcher 03/13/22
Buyer Date

Authentication
Dorothy Thatcher 03/13/22
Seller Date