

When recorded return to:

Leo Paul Chea and Iliana Chase Chea
1412 34th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051255

Escrow No.: 620051255

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas E. Nichols and Myalia A. Nichols, 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 Leo Paul Chea and Iliana Chase Chea, a married couple

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

LOT(S) 4, 5 AND 6 BLOCK 1 HAGADORN AND STEWART, FIRST ADDITION TO THE CITY OF
ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS,
PAGE(S) 37, 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): P57257 / 3792-001-006-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

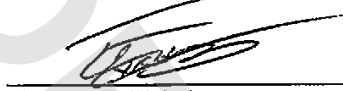
Affidavit No. 20221858

May 05 2022


Amount Paid \$8522.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 3, 2022

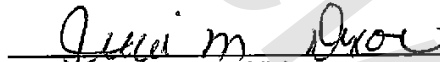


Thomas E. Nichols



Myalia A. Nichols

State of Washington
County of Snohomish
This record was acknowledged before me on May 3, 2022 by Thomas E. Nichols and Myalia A. Nichols.



(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Cummins Island
My commission expires: 2/2/2026

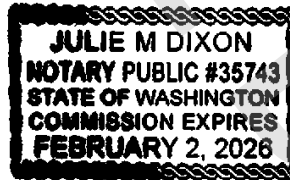


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Hagadon and Stewart, First Addition to the City of Anacortes:

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2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Anacortes.

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 April 04, 2022

between Iliana Chase Chea Leo Paul Chea ("Buyer")
Buyer Buyer
and Thomas E Nichols Myalia A Nichols ("Seller")
Seller Seller
concerning 1412 34th Street 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
Leo Paul Chea 04/04/2022
Buyer Date
Authentication
Iliana Chase Chea 04/04/2022
Buyer Date

Authentication
Thomas E Nichols 04/04/22
Seller Date
Authentication
Myalia A Nichols 04/04/22
Seller Date