

When recorded return to:

Daniel Hanesworth and Marilyn Hanesworth
1404 Georgia Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238161

Sep 22 2023

Amount Paid \$11573.40
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054797

CHICAGO TITLE CO.

620054797

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ben Gully and Christine Gully, 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 Daniel Hanesworth and Marilyn Hanesworth, 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.)

LTS 1, 2, 3 & 4, BLK 706, NORTHERN PACIFIC ADDN TO ANACORTES

Tax Parcel Number(s): P58492 / 3809-706-002-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 9/19/23[Signature]
Ben Gully[Signature]
Christine GullyState of WASHINGTON
County of SNOHOMISHThis record was acknowledged before me on SEP, 19, 2023 by Ben Gully and Christine Gully.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 10/29/26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58492 / 3809-706-002-0007

LOTS 1, 2, 3 AND 4, BLOCK 706, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT
RECORDED IN VOLUME 2 OF PLATS, PAGE 9, 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, 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 Plat of Northern Pacific Addition to Anacortes:

Recording No: 1046

2. Covenants, conditions and restrictions 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 in the document

Recording Date: November 11, 1954
Recording No: 509693

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Anacortes
Purpose: Sewer, together with the rights of ingress and egress
Recording Date: December 16, 1980
Recording No: 8012160002
Affects: portion of said premises and other property

4. 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 Survey:

Recording No: 202112170090

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Anacortes.

EXHIBIT "B"

Exceptions
(continued)

7. 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 8/24/2023
between Daniel Hanesworth Marilyn Hanesworth ("Buyer")
Buyer Buyer
and Ben Gully Christine Gully ("Seller")
Seller Seller
concerning 1404 Georgia 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.

Authentication
Daniel Hanesworth 08/30/2023
Buyer Date

Authentication
Marilyn Hanesworth 08/30/2023
Buyer Date

Authentication
Ben Gully 08/05/2023
Seller Date

Authentication
Christine Gully 08/06/2023
Seller Date