

When recorded return to:

Kelly Denny and Karen Denny  
14678 Jefferson Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250058  
Jan 10 2025  
Amount Paid \$21043.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20448

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **Gregory William Allan and Leslie Allan, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Kelly Denny and Karen Denny, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

Abbreviated Legal: (Required if full legal not inserted above.)  
Ptn. Lots 4-11, Block 66, MAP OF FIDALGO CITY

Tax Parcel Number(s): 4101-066-009-0002 and P73065

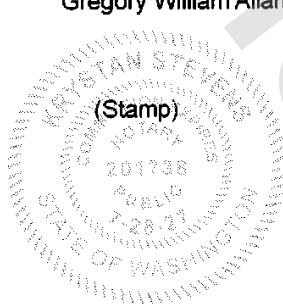
Dated: January 9, 2025

[Signature]  
Gregory William Allan

[Signature]  
Leslie Allan

State of Washington  
County of ~~Island~~ Skagit  
MS

This record was acknowledged before me on 9 day of January, 2025 by  
Gregory William Allan and Leslie Allan.



[Signature]  
Printed name: Krystan Stevens  
Notary Public  
My commission expires: 07-28-2027

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

All of Lots 5, 6, 7, 8, 9 and 10, the South 1/2 of Lot 4 and the South 1/2 of Lot 11, Block 66, "MAP OF FIDALGO CITY, SKAGIT CO., WASHI NGTON, according to the plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH the vacated alley between the lots, and also together with those portions of vacated West 1/2 of Lincoln Street, East 1/2 of Jefferson Avenue and the North 1/2 Seventh Street of lying between the center line of Jefferson Avenue and the center line of Lincoln Street, adjacent to said lots.

ALSO TOGETHER with a non-exclusive easement for ingress, egress and utilities over, under and across a 40 foot strip of land as described in documents recorded under Auditor' s File Nos. 200007250089, 200107160134, 200302240018 and 200501050146.