



**202506180018**

06/18/2025 10:03 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

Charles K. Gallmann, Jr and Joell M. Gallmann  
301 U Avenue  
Anacortes, WA 98221

215145-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251881

Jun 18 2025

Amount Paid \$8654.20

Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Philo Wallis Lund, an unmarried person

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Charles K. Gallmann, Jr and Joell M. Gallmann, a married couple**

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

The North 50 feet of the West half of Lot 8, and the North 50 feet of Lots 9 and 10, Block 286, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the South 40 feet of vacated Third Street adjoining and abutting thereon, which upon vacation attached to said premises by operation of law.

ALSO, TOGETHER WITH the Easterly 15 feet of vacated "U" Avenue adjoining and abutting the North 50 feet of said Lot 10, Block 286, and the South 40 feet of vacated Third Street, which upon vacation attached to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3772-286-010-0200/P104539

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215145-LT.

Dated: 6/16/25

(Attached to Statutory Warranty Deed)

Philo Lund

Philo Wallis Lund

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 16 day of June, 2025, by Philo Wallis Lund.

Shanna A. Reyna  
Signature

Notary public  
Title

My commission expires: 4/19/2028



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.