

**When recorded return to:**  
Andrew Walker and Stacy Walker  
3005 Plymouth Dr  
Bellingham, WA 98225

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3172

Aug 18 2020

Amount Paid \$3845.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE COMPANY**  
620043313

Escrow No.: 245428212

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alexandra F. Gehring, an unmarried person, as a separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Andrew Walker and Stacy Walker, a married couple

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

That portion of Government Lot 4 in Section 1, Township 36 North, Range 3 East, W.M., lying  
Westerly of the Alger-Lake Samish County Road and Northerty of the first described tract  
conveyed to James R. Hitz and Carol Ann Hitz, husband and wife, by Deed recorded December 9,  
1980 under Auditor's File No. 8012090011;

EXCEPT an undivided interest in the West 30 feet thereof as conveyed to James A. McNally and  
Betty J. McNally, husband and wife, by Deed recorded February 2, 1970 under Auditor's File No.  
735515, records of Skagit County, Washington;

AND EXCEPT an undivided interest in said West 30 feet as conveyed to James R. Hitz, et ux, by  
said Auditor's File No. 8012090011, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P47502, 360301-0-005-0009

Subject to:

EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PARTH HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 13, 2020

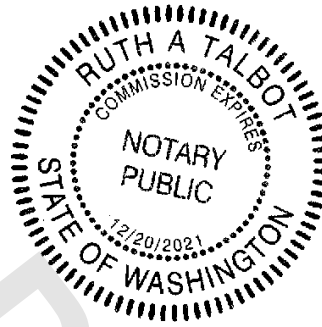
*A. Gehring*  
Alexandra F. Gehring

State of WASHINGTON  
County of SPOKANE

I certify that I know or have satisfactory evidence that Alexandra F. Gehring is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 14, 2020

*Ruth A Talbot*  
Name: Ruth A. Talbot  
Notary Public in and for the State of WA  
Residing at: SPOKANE WA  
My appointment expires: 12-20-2021



**EXHIBIT "A"  
EXCEPTIONS**

Order No.: 245428212

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 3, 1962  
Recording No.: 621126  
Affects: Portion of said premises

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: February 4, 1991  
Recording No.: 9102040075  
Affects: Portion of said premises

Water Facilities Easement including the terms, covenants and provisions thereof

Recording Date: March 19, 1988  
Recording No.: 9903190088

Skagit County Planning & Permit Center Findings of Fact including the terms, covenants and provisions thereof

Recording Date: June 28, 1999  
Recording No.: 9906280003

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 27, 2001  
Recording No.: 200109270018  
Matters shown: Location of fenceline along the Southerly line of said premises

Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 27, 2012  
Recording No.: 201211270052

Reciprocal Grant of Easement and Agreement Relative Thereto including the terms, covenants and provisions thereof

Recording Date: February 15, 2013  
Recording No.: 201302150139

**EXHIBIT "A"  
EXCEPTIONS**

Order No.: 245428212

Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: February 23, 2016  
Recording No.: 201602230041

Modification(s) of said covenants, conditions and restrictions

Recording No.: 201708220016

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 July 16, 2020

between Andrew Walker Buyer Stacy Walker Buyer ("Buyer")  
and Alexandra F Gehring Seller ("Seller")  
concerning 17 Appaloosa Lane Address Bellingham City WA 98229 State Zip (the "Property")

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.

Authentisign  
[Signature] 07/17/2020  
Buyer 12:32:51 PM PDT Date

Authentisign  
Alexandra F Gehring 08.14.2020  
[Signature] 07/18/2020  
Seller 2:05:03 PM PDT Date

Authentisign  
Stacy Walker 07/17/2020  
Buyer 12:15:30 PM PDT Date

Seller Date