

When recorded return to:

Branden D. Newcomer and Katie J. McCarn
2309 17th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242291
Sep 26 2024
Amount Paid \$9722.20
Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 24-21421

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Nicholas C. Gerken, a married man as his separate estate pursuant to Final Legal Separation Order filed under Skagit County Cause No. 20-3-00189-29** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Branden D. Newcomer and Katie J. McCarn, 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.

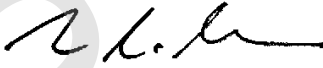
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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

W1/2 Lot 3, all Lots 4 & 5, Block 232, MAP OF THE CITY OF ANACORTES

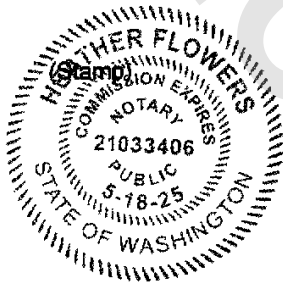
Tax Parcel Number(s): P101442 and 3772-232-005-0003

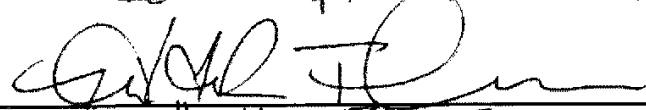
Dated: 18 SEPT 24


Nicholas C. Gerken

State of Washington
County of Island

This record was acknowledged before me on 18 day of September, 2024 by
Nicholas C. Gerken.




Printed name: Heather Flowers
Notary Public
My commission expires: 05/18/2025

**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:

The West Half of Lot 3, all of Lots 4 and 5, Block 232, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

(Also known as Lot C of Survey recorded May 15, 1991, in Volume 11 of Surveys, page 55, under Auditor's File No. 9105150017, records of Skagit County, Washington).

Situated in Skagit County, Washington.