202609020058
09/02/2026 01:08 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Per A Rychecky and Dawn M Darling
303 7th St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262846
Sep 02 2026
Amount Paid $23090.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620061714

Escrow No.: 245481412

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Lee Averill and Tracy Lynne Averill, Trustees of the Averill Family Trust, dated June 14, 2021

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 Per A Rychecky and Dawn M Darling, 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.)

Lot(s): 1,4 Block: 30 Tax/Map ID(s): 3776-030-004-0009

Tax Parcel Number(s): P56880, 3776-030-004-0009

Subject to:

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 the Plat of Bowman's Central Ship Harbor Water Front Plat of Anacortes, Skagit Co., Washington: Recording No: Volume 2, Page 33

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STATUTORY WARRANTY DEED
(continued)

Dated: 8/27/26

The Averill Family Trust, dated June 14, 2021

BY: Tracy Averill
Tracy Averill
Trustee

BY: Daniel Averill
Daniel Averill
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on August 27, 2026 by Tracy Averill and Daniel Averill as Trustees of the Averill Family Trust, dated June 14, 2021.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

Jana K Quinn
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. #179517
MY COMM. EXP. 06/29/2027

EXHIBIT "A"
Legal Description

LOTS 1 TO 4 INCLUSIVE, BLOCK 30, BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OFANACORTES, SKAGIT CO., WASHINGTON, RECORDED IN VOLUME 2 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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 28, 2026

between Per A Rychecky (Buyer), Dawn M Darling (Buyer) ("Buyer")

and Averill Family Trust (Seller) ("Seller")

concerning 303 7th (Address), Anacortes (City), WA (State), 98221 (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: Dawn M Darling	07/28/2026	AuthentiSign: Tracy Averill, Trustee, Averill Family Trust	07/29/2026
Buyer	Date	Seller	Date
AuthentiSign: Per A Rychecky	07/28/2026	AuthentiSign: Daniel Averill, Trustee, Averill Family Trust	07/29/2026
Buyer	Date	Seller	Date