

**When recorded return to:**  
Jimmy Hall and Colleen Hall  
1313 Alaska Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-908  
Mar 12 2020  
Amount Paid \$4245.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041562

**CHICAGO TITLE**

620 041562

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elton Atkinson and Bonnie Atkinson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jimmy Hall and Colleen Hall, a married couple

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

LOTS 1, 2 AND 3, BLOCK 5, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT  
RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED "A" AVENUE WHICH IS CONTIGUOUS TO  
LOT 1, BLOCK 5, NORTHERN PACIFIC ADDITION, AND LIES WESTERLY OF THE EXITING  
FENCE LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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


Tax Parcel Number(s): P58157/3809-005-003-0003

Subject to:

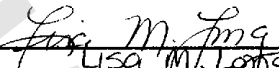
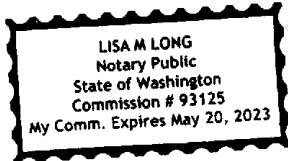
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 5, 2020

  
Elton Atkinson  
Bonnie AtkinsonState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Elton Atkinson and Bonnie Atkinson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-9-2020  
Name: Lisa M. Long  
Notary Public in and for the State of WA  
Residing at: Mount Vernon  
My appointment expires: 5/20/2023

**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Northern Pacific Addition to Anacortes:

Recording No: 1046

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 1, 1954  
Recording No.: 509693

3. City of of Anacortes Ordinance No. 2402 and the terms and conditions thereof:

Recording Date: March 25, 1997  
Recording No.: 9703250124

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 10, 2020  
between Jim Hall ("Buyer")  
Buyer Elton Atkinson ("Seller")  
Seller Bonnie  
concerning 1313 Alaska Avenue Anacortes WA 98221 (the "Property")  
Address City State Zip

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.

Jim Hall 02/10/2020  
Signed 5:17:13 PM PST Date

Buyer Date

Elton L. Atkinson  
Seller Date

Bonnie M. Atkinson  
2/12/2020  
Seller Date