

**When recorded return to:**

Yvonne J. Pendleton and Dale P. Cruikshank  
3713 West 10th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2575

Jul 13 2020

Amount Paid \$17884.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620043078

Escrow No.: 620043078

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheryl L. Pitchford, as Trustee of The Cheryl Pitchford Trust, u/t/d 07/22/09

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Yvonne J. Pendleton and Dale P. Cruikshank, a married couple

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

The Westerly 10 feet of Lot 14, all of Lots 15 and 16, and the Easterly 10 feet of Lot 17, Block  
1120, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded  
in Volume 2 of Plats, page 9, records of Skagit County, Washington;

(Also known as Tract C of Survey recorded January 20, 2005, under Auditor's File No.  
200501200092, records of Skagit County, Washington).

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122507 / 3809-120-017-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 9, 2020

The Cheryl Pitchford Trust, u/d 07/22/09

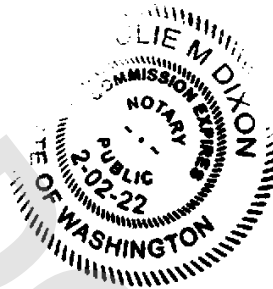
BY: Cheryl L. Pitchford, Trustee  
Cheryl L. Pitchford  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cheryl L. Pitchford is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The Cheryl Pitchford Trust, u/d 07/22/09 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/10/2020

Julie M Dixon  
Name: Julie M Dixon  
Notary Public in and for the State of Washington  
Residing at: Cummins Island  
My appointment expires: 2/2/2022



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

1. Record of Survey;  
Recorded: January 20, 2005  
Auditor's No.: 200501200092, records of Skagit County, Washington
  
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: June 28, 2005  
Recording No.: 200506280169
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 23, 2005  
Auditor's No(s).: 200505230122, records of Skagit County, Washington  
In favor of: Port of Anacortes  
For: Aviation
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 18, 2005  
Auditor's No(s).: 200504180234, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. 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

## **EXHIBIT "A"**

### **Exceptions (continued)**

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."

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