

**When recorded return to:**  
William M. Shepard and Karen J. Shepard  
3820 R Ave  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4222  
Oct 14 2020  
Amount Paid \$6085.00  
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.: 620044617

**CHICAGO TITLE**  
620044617

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nicole A. Szostak and David L. Craggs, a married couple and Steven Szostak, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William M. Shepard and Karen J. Shepard, husband and wife

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

THE EAST 12 FEET OF TRACT 12, AND THE WEST 49 FEET OF TRACT 13, HILLCREST ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT COUNTY, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P57512 / 3796-000-013-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 5, 2020

See attached  
\_\_\_\_\_  
Nicole A. Szostak

See attached  
\_\_\_\_\_  
David L. Craggs

Steven Szostak  
\_\_\_\_\_  
Steven Szostak

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that David L. Craggs is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Nicole Szostak is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

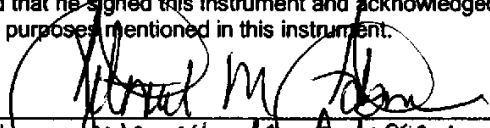
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

State of Illinois  
County of Lake

I certify that I know or have satisfactory evidence that Steven Szostak is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-12-20

  
Name: Antoinette M. Anderson  
Notary Public in and for the State of Illinois  
Residing at: 225 Gary Ave, Wauconda, IL 60084  
My appointment expires: 11-21-2023



**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 5, 2020

Nicole A. Szostak  
Nicole A. Szostak

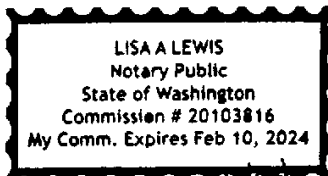
David L. Craggs  
David L. Craggs

Steven Szostak  
Steven Szostak

State of Washington  
County of San Juan

I certify that I know or have satisfactory evidence that David L. Craggs is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 10, 2020

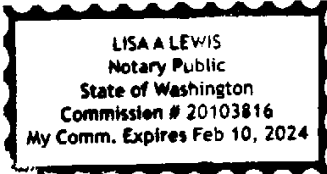


Lisa A. Lewis  
Name: Lisa A. Lewis  
Notary Public in and for the State of Washington  
Residing at: 243 Malah St, Anacortes, WA 98221  
My appointment expires: Feb. 10, 2024

State of Washington  
County of San Juan

I certify that I know or have satisfactory evidence that Nicole Szostak is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 10, 2020



Lisa A. Lewis  
Name: Lisa A. Lewis  
Notary Public in and for the State of Washington  
Residing at: 243 Malah St, Anacortes, WA 98221  
My appointment expires: Feb. 10, 2024

**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 Hillcrest Addition to Anacortes, recorded in Volume 7 of Plats, Page 4:

Recording No: 462296

2. Assessments, if any, levied by City of Anacortes.
3. City, county or local improvement district assessments, if any.

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 Sept 7, 2020  
between William M Shepard Karen J Shepard ("Buyer")  
Buyer Buyer  
and David L. Craggs Nicole A. Szostak Steven Szostak ("Seller")  
Seller Seller  
concerning 503 Hillcrest Drive 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.

Authenticator William M Shepard 09/07/2020  
Buyer 09/07/2020 9:51:09 PM PDT Date

Authenticator David L. Craggs 08/02/2020  
Seller 08/02/2020 9:50:20 AM PDT Date

Authenticator Karen J Shepard 09/07/2020  
Buyer 09/07/2020 9:40:03 PM PDT Date

Authenticator Nicole A. Szostak 02/20/2020  
Authenticator Steven Szostak 02/20/2020  
Seller 02/20/2020 02/20/2020 PDT Date