

When recorded return to:

Adele Brady Bolson and Edward L. Bolson
503 Hillcrest Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3241

Jul 16 2021

Amount Paid \$7125.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620048274

Escrow No.: 245443595

STATUTORY WARRANTY DEED

THE GRANTOR(S) William M. Shepard and Karen J. Shepard, husband and wife

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 Adele Brady Bolson and Edward L. Bolson, a married couple

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, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P57512

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

STATUTORY WARRANTY DEED
(continued)

SPECIAL EXCEPTIONS

Dated: July 12, 2021

William M. Shepard
William M. Shepard

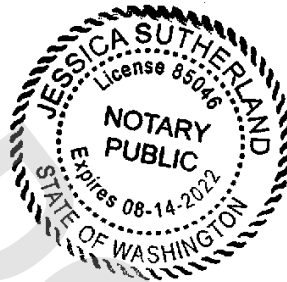
Karen J. Shepard
Karen J. Shepard

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William M. Shepard and Karen J. Shepard 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: 7/15/2021

Jessica Sutherland
Name: Jessica Sutherland
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8-14-22



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 06, 2021

between Adele Brady Bolson Edward L. Bolson ("Buyer")
Buyer Buyer
and William M Shepard Karen J Shepard ("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.

Authenticated
Edward Bolson 07/06/2021
Buyer 07/16/2021 04:16 PM PDT Date

Declassified by: [Signature] 7/7/2021
0720A0F300FC443...
[Signature]
Seller Date

Adele Brady Bolson 7/6/21
Buyer Date

Declassified by: William M Shepard 7/7/2021
0720A0F300FC443...
Seller Date