

When recorded return to:
Kristopher Yaun
Keystone Property Services LLC
909 26th St
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051609

Escrow No.: 620051609

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl R. Hillis, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Keystone Property Services LLC

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

Lots 1, 2 and 3, Block 4, G. KELLOGG'S ADDITION TO THE CITY OF ANACORTES, according
to the plat thereof recorded in Volume 1 of Plats, Page 39, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P57845 / 3801-004-004-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20222318

Jun 03 2022


Amount Paid \$3789.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2022



Earl R. Hillis

Joanne Frances CushmanState of Washington
County of SkaagitThis record was acknowledged before me on 06/01/2022 by
Earl R. Hillis and Joanne Frances Cushman

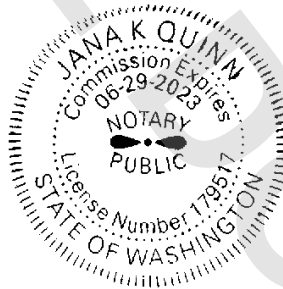
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

EXHIBIT "A"

Exceptions

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 Survey:

Recording No: 200612010100

2. Assessments, if any, levied by 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 5/19/2022

between Keystone Property Services ("Buyer")

Buyer

Buyer

and Earl R Hillis ("Seller")

Seller

Seller

concerning XXXX A Ave 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:

Kris Yaun

05/19/22

Buyer

Date

[Signature]

Seller

5/19/22

Date

Buyer

Date

Seller

Date