

**When recorded return to:**

Derek Smith  
4805 Cypress Drive  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273

Escrow No.: 620050750

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222779

Jul 05 2022

Amount Paid \$10408.00  
Skagit County Treasurer  
By Josie Bear Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lisa Danise Neufeld, an unmarried person as her 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 Derek Smith, an unmarried person and Brook Landers, an  
unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 11, "PLAT OF WOODRIDGE ESTATES," AS PER PLAT RECORDED IN VOLUME 16 OF  
PLATS, PAGES 184 THROUGH 186, 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): P1118604699-000-011-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

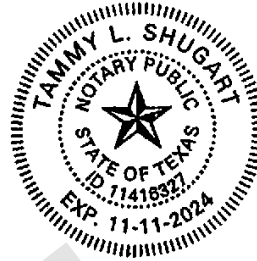
Dated: June 23, 2022

Lisa Danise Neufeld  
Lisa Danise Neufeld

State of Texas  
County of Lubbock

This record was acknowledged before me on 24 June 2022 by Lisa Danise Neufeld.

Tammy L. Shugart  
(Signature of notary public) Tammy L. Shugart  
Notary Public in and for the State of Texas  
My commission expires: 11-11-2024



**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 the Plat of Woodridge Estates:  
  
Recording No: 9708260012
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Port of Anacortes  
Purpose: Unobstructed passage of aircraft over said premises  
Recording No.: 725479  
Recording No.: 732441
3. Covenants, conditions, restrictions and easements 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: August 26, 1997  
Recording No.: 9708260013
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: Woodridge Estates Owners Association  
Recording Date: August 26, 1997  
Recording No.: 9708260013
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 16, 2022  
between Derek Smith Brook Landers ("Buyer")  
Buyer Buyer  
and Lisa Danise Neufeld ("Seller")  
Seller Seller  
concerning 4805 Cypress 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  
Derek Smith 05/17/2022  
Buyer Date

Authenticator  
Lon 05/17/22  
Seller Date

Authenticator  
Brook Landers 05/17/2022  
Buyer Date

Authenticator  
Lisa Danise Neufeld 06/24/2022  
Seller Date