

When recorded return to:

Bruce Flournoy and Mitzi Flournoy
1411 K Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051873

Escrow No.: 620051873

STATUTORY WARRANTY DEED

THE GRANTOR(S) Glenn S. Maddox and Pamela S. Maddox, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bruce Flournoy and Mitzi Flournoy, husband and wife

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

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

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

Ptn. Lots 6 TO 8, Block 13, QUEEN ANNE ADDN

Tax Parcel Number(s): P58750 / 3812-013-008-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222922

Jul 15 2022

Amount Paid \$16371.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2022

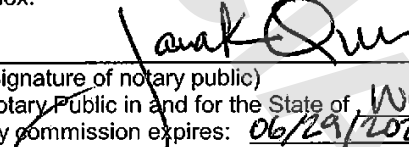
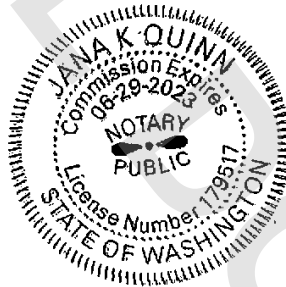

Glenn S. Maddox
Pamela S. MaddoxState of Washington
County of SkaagitThis record was acknowledged before me on 07/13/2022 by Glenn S. Maddox and Pamela S. Maddox.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58750 / 3812-013-008-0007

Lots 6 to 8, inclusive, Block 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

Less a triangular parcel as shown on Auditor's File No. 201404240097 and described as follows:

Beginning at the Northeast corner of said Lot 8;
thence South 01°56'25" West, along the East lot line of said Lot 8, 24.42 feet to a board fence and the true point of beginning;
thence West 0.91 feet, along said board fence;
thence South 00°06'23" East, 29.82 feet along said board fence to the intersection of the East lot line of said Lot 8;
thence North 01°56'25" East, 29.85 feet along the East line of said Lot 8 to the true point of beginning and the end of this triangular parcel.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"

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 Queen Anne Add.:

Recording No: Volume 2, Page 39

2. Covenants, conditions and restrictions contained in Deed, 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 16, 2012

Recording No.: 201208160091

3. 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: 201404240097

4. 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 Boundary Line Adjustment - BLA- 2015-0010:

Recording No: 201601270052

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.

EXHIBIT "B"

Exceptions
(continued)

7. Assessments, if any, levied by 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 30, 2022

between Bruce Flournoy Mitzi Flournoy ("Buyer")
Buyer Buyer
 and Glenn S Maddox Pamela S Maddox ("Seller")
Seller Seller
 concerning 1411 K Avenue Anacortes, WA 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.

Authentisat
Bruce Flournoy 06/01/22
 Buyer Date
 Authentisat
Mitzi Flournoy 06/01/22
 Buyer Date

Authentisat
Glenn S Maddox 06/01/22
 Seller Date
 Authentisat
Pamela S Maddox 05/31/22
 Seller Date