

When recorded return to:

David N. Peterson and Anita L. Peterson
3702 West 8th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053044

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224665

Nov 18 2022

Amount Paid \$13523.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE CO.
620053044

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl J. Waits and Margaret J. Shepherd, Co-Trustees of Waits Shepherd Family Trust U/A dated May 5, 2015

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David N. Peterson and Anita L. Peterson, a married couple

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

LOT 11, OF SURVEY ENTITLED "CRANBERRY HEIGHTS, PHASE 1," RECORDED FEBRUARY 15, 1996 IN VOLUME 18 OF SURVEYS, PAGES 26 AND 27, UNDER AUDITOR'S FILE NO. 9602150083, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS 10 THROUGH 13, BLOCK 115, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, INCLUSIVE, 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): P108718 / 3809-115-011-0000


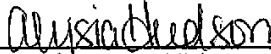
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 7, 2022

Earl J. Waits and Margaret J. Shepherd, Co-Trustees of Waits Shepherd Family Trust U/A dated May 5, 2015

BY: 
Earl J. Waits
TrusteeBY: 
Margaret J. Shepherd
TrusteeState of WashingtonCounty of SkagitThis record was acknowledged before me on November 8, 2022 by Earl J. Waits and Margaret J. Shepherd as Trustee and Trustee, respectively, of Earl J. Waits and Margaret J. Shepherd, Co-Trustees of Waits Shepherd Family Trust U/A dated May 5, 2015.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 11, 1995
Recording No.:	9504110031
2. 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 CRANBERRY HEIGHTS PHASE I:

Recording No: 9602150083
3. Agreement, including the terms and conditions thereof; entered into:

By:	Rock Ridge, L.L.C.
And Between:	Edward Hawkings
Recorded:	April 25, 1997
Auditor's No.	9704250157, records of Skagit County, Washington
Providing:	Construction of road and water service
4. 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: November 24, 1954
Recording No.: 509693
5. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: February 15, 1996
Recording No.: 9602150082

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. 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 October 26, 2022
between David N Peterson Anita L Peterson ("Buyer")
Buyer Buyer
and Waits Shepherd Family Trust ("Seller")
Seller Seller
concerning 3702 W 8th Street 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.

Authentication
David N Peterson 10/26/2022
Buyer Date

Authentication
Anita L Peterson 10/26/2022
Buyer Date

DocuSigned by:
[Signature] 10/28/2022
Seller FE90D456... Date

DocuSigned by:
Margaret J. Shepherd 10/27/2022
Seller D665E464CD... Date