

When recorded return to:
Charlotte H. Bodding
1911 8th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236289

Apr 28 2023

Amount Paid \$51392.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053492

CHICAGO TITLE
620053492

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary S. Willette, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Charlotte H. Bodding, an unmarried person

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.)

PARCEL A: LTS 1 THRU 3 & PTN LT 4, BLK 175, MAP OF THE CITY OF ANACORTES

PARCEL B: LTS 1 THRU 3, BLK 174, MAP OF THE CITY OF ANACORTES

Tax Parcel Number(s): P56105 / 3772-175-005-0005, P117794 / 3772-174-003-0000

Subject to:

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

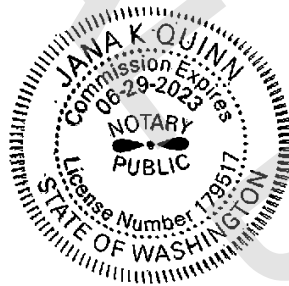
STATUTORY WARRANTY DEED
(continued)Dated: 4/24/2023Mary S. Willette
Mary S. WilletteState of Washington
County of SnohomishThis record was acknowledged before me on 04/24/2023 by Mary S. Willette.Jana K. Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56105 / 3772-175-005-0005 and P117794 / 3772-174-003-0000

PARCEL A:

LOTS 1 THROUGH 4, EXCEPT THE WEST 10 FEET OF LOT 4, BLOCK 175, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 1 THROUGH 3, BLOCK 174, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE 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 Map of the City of Anacortes:

Recording No: 16389
2. Provisions and matters regarding Boundary Line Adjustment recorded under Recording No. 9501090095.
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: 200111070119
4. Encroachment Agreement and the terms and conditions thereof:

Recording Date: November 19, 2012
Recording No.: 201211190200
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Assessments, if any, levied by Anacortes.
7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 January 24, 2023

between Charlotte Boddington ("Buyer")
Buyer Buyer
and Mary Willette ("Seller")
Seller Seller
concerning 2003 8th St 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.

Charlotte Boddington 1-24-23
CB Date
Buyer Date

Authentication
Mary S Willette 01/25/23
Seller Date

Buyer Date

Seller Date