

When recorded return to:
Bridge Joyce and Wynne Greenwood
4233 Wildwood Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238670
Nov 06 2023
Amount Paid \$9117.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054963

Escrow No.: 620054963

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Shepard, Successor Trustee of The Maida Shepard Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Bridge Joyce and Wynne Greenwood, registered domestic
partners

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 5A, WILDWOOD LANE REPLAT OF LOTS 4, 5, 6 AND 7, OF ASSESSOR'S PLAT OF
HENRY W. MCFADDEN ESTATE, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS,
PAGES 46 AND 47, 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): P78261 / 4209-005-001-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11-1-23

The Maida Shepard Trust

BY: Steven D. Shepard, Trustee
Steven Shepard
Successor Trustee

State of Washington

County of Skaagit

This record was acknowledged before me on 11-1-23 by Steven Shepard as
Successor Trustee of The Maida Shepard Trust.

Martin E. Lehr
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 2-9-27



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, a Massachusetts corporation
Purpose:	Electric transmission and distribution line
Recording Date:	September 30, 1953
Recording No.:	493459
Affects:	Portion of said premises

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 Wildwood Lane, Replat of Lots 4, 5, 6 and 7 of Assessor's Plat of Henry W. McFadden Estate, recorded in Volume 10 of Plats, Pages 46 and 47:

Recording No: 788061

3. Covenants, conditions and restrictions 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 3, 1973
Recording No.: 788923
Recording No.: 788924

4. Covenants, conditions and restrictions 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: October 9, 1973
Recording No.: 791800

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Wildwood Lane Association

EXHIBIT "A"

Exceptions
(continued)

Recording Date: October 9, 1973
Recording No.: 791800

6. Maintenance Agreement and the terms and conditions thereof:

Recording Date: April 27, 2006
Recording No.: 200604270114

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 6, 2023
between Wynne Greenwood Bridge Joyce ("Buyer")
Buyer Buyer
and Estate of Maida Shepard Steven Shepard ("Seller")
Seller Seller
concerning 4233 Wildwood Lane 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
Wynne Greenwood 10/06/23
Buyer Date

Authenticator
Steven Shepard 10/03/2023
Seller Date

Authenticator
Bridge Joyce 10/06/23
Buyer Date

Seller Date