



202311290034

11/29/2023 02:21 PM Pages: 1 of 4 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Steven E. Hazlett
The Hazlett Living Trust, dated May 23, 2019
1701 12th 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.: 620055411

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023-8875
NOV 29 2023

Amount Paid \$ 5,589.00
By  Skagit Co. Treasurer
Deputy

CHICAGO TITLE
620055411

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rita L Swanberg, 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 Steven E. Hazlett and Jessica Hinton-Hazlett, Trustees under the Hazlett Living Trust, dated May 23, 2019

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

LOTS 1 AND 2, BLOCK 4, MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P58008 3806-004-002-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

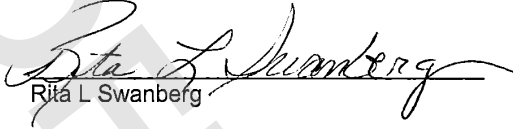

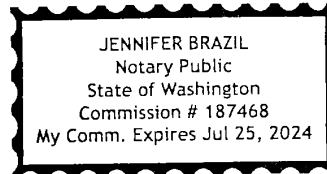
Dated: November 22, 2023
Rita L. SwanbergState of WashingtonCounty of SkagitThis record was acknowledged before me on 11-22-2023 by Rita L. Swanberg.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

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 Munks' First Queen Anne Addition to Anacortes:

Recording No: 4184

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
4. 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 11/13/2023
between Steven E Hazlett Jessica Hinton-Hazlett ("Buyer")
Buyer Buyer
and Rita Swanberg ("Seller")
Seller
concerning 1701 12th 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.

DocuSigned by:
[Signature] 11/13/2023
Buyer BBE26B1A1704F1 Date

[Signature] 11/23/2023
Seller Date

DocuSigned by:
[Signature] 11/13/2023
Buyer BBE26B1A1704F1 Date

Seller Date