

When recorded return to:

Travus Bruce Howard and Sarah Ann Howard
1404 22nd 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.: 620055560

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249557

Feb 13 2024

Amount Paid \$7765.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

CHICAGO TITLE CO.

620055560

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brent J. Morrow and Denise J. Morrow as Trustees of The Morrow Family Trust,
dated 10-24-08

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Travus Bruce Howard and Sarah Ann Howard, a married couple

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 LT 15 & ALL LTS 16 & 17, BLK 4, "HENSLEY'S SECOND ADDITION TO ANACORTES"

Tax Parcel Number(s): P57438 / 3795-004-017-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2-7-24

Brent J. Morrow and Denise J. Morrow, Trustors and/or Trustees of the Morrow Family Trust Dated 10-24-08

BY: Brent Morrow
Brent J. Morrow
Trustee

BY: Denise J. Morrow
Denise J. Morrow
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 2-7-24 by Brent J. Morrow and Denise J. Morrow, as trustees of the Morrow Family Trust, dated 10-24-08..

Teresa D. Varnes
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/29/27



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57438 / 3795-004-017-0006

THE SOUTH 15 FEET OF LOT 15 AND ALL OF LOTS 16 AND 17, BLOCK 4, "HENSLEY'S SECOND ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 55, 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 Plat of Hensler's Second Addition to Anacortes:

Recording No: 59510

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.

Authentic ID: E1C8F2D8-2DAB-EE11-8625-60458DD68181

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 04, 2024
between Travus Howard Sarah Howard ("Buyer")
Buyer Buyer
and Brent J Morrow Denise J Morrow ("Seller")
Seller Seller
concerning 1404 22nd 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
[Signature] 01/04/2024
Buyer Date

[Signature] 1-8-24
Seller Date

Authentication
Sarah Howard 01/04/2024
Buyer Date

[Signature] 1-8-24
Seller Date