

**When recorded return to:**  
Douglas Tidwell and Laura Tidwell  
2008 C Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240711  
May 24 2024  
Amount Paid \$17216.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
*U 20056186*

Escrow No.: 620056186

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shannon L. Leedom, also appearing of record as Shannon L. Abel and William A. Leedom, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Douglas Tidwell and Laura Tidwell, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 1 THROUGH 3 , INCLUSIVE, BLOCK 229, MAP OF THE CITY OF ANACORTES,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4  
THROUGH 7, 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): P109188 / 3772-229-003-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 5-15-2024

[Signature]  
Shannon L. Leedom, also appearing of record  
as Shannon L. Abel

[Signature]  
William A. Leedom

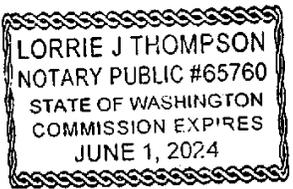
State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on MAY 15, 2024 by Shannon L. Leedom  
and William A. Leedom.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2024



**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 Map of the City of Anacortes:

Recording No: 15123

2. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes, a municipal corporation and Gerald E. Simon, et al  
Recording Date: November 29, 1993  
Recording No.: 9311290105

3. 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: June 15, 1995  
Recording No.: 9506150090

4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Richard Recio Ekern  
Recording Date: June 28, 1996  
Recording No.: 9606280165

NOTE: This exception does not include present ownership of the above mineral rights.

5. 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: 9809140006

**EXHIBIT "A"**  
Exceptions  
(continued)

6. Agreement and the terms and conditions thereof:  
Recording Date: June 22, 2005  
Recording No.: 200506220160
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. 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 04/29/24  
between Doug Tidwell ("Buyer")  
Buyer Shannon L Leedom William A Leedom ("Seller")  
Seller Seller  
concerning 2008 C Ave 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.

Authenticated by: Doug Tidwell 04/29/2024  
Buyer Date

Authenticated by: [Signature] 04/23/2024  
Seller Date

DocuSigned by: Laura Tidwell 4/29/2024  
Buyer Date

Authenticated by: William A Leedom 04/23/2024  
Seller Date