

**When recorded return to:**  
Kenneth Bryan and Sharon Hunter  
1112 5th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241410

Jul 18 2024

Amount Paid \$14101.00  
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

Chicago Title  
620056172

Escrow No.: 620056172

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Morris Wagner and Cheryl Lee Wagner, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Sharon Hunter and Kenneth Bryan, a married couple

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

LOT 15 AND 16, BLOCK 64, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 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.)


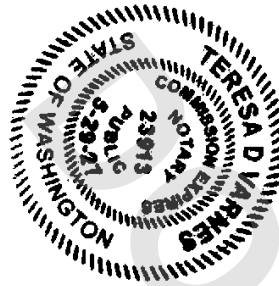
Tax Parcel Number(s): P55336 / 3772-064-016-0008

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 7/16/24  
Morris Wagner  
Cheryl Lee WagnerState of Washington  
County of SkagitThis record was acknowledged before me on 7-10-24 by  
Morris Wagner & Cheryl Lee Wagner  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 5/09/27

**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 City of Anacortes:

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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 June 20, 2024  
between Kenneth Bryan Sharon Hunter ("Buyer")  
Buyer Buyer  
and Morris Wagner ("Seller")  
Seller Seller  
concerning 1112 5th 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.

Authenticated  
Kenneth Bryan 06/20/2024  
Buyer Date

Authenticated  
Morris Wagner 06/21/24  
Seller Date

Authenticated  
Sharon Hunter 06/20/2024  
Buyer Date

Seller Date