

**When recorded return to:**

David A. Givans  
Givans Family Revocable Living Trust  
2801 Coho Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242730

Oct 29 2024

Amount Paid \$13567.00

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

Escrow No.: 620057083

**CHICAGO TITLE**

U 20057083

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James O. Richardson, Trustee of the James E. Brown First Party Irrevocable Special Needs Trust, Dated December 15, 2022

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to David A. Givans and Linda R. Givans, Trustees of the Givans Family Revocable Living Trust

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

LOTS 12 TO 16, INCLUSIVE, BLOCK 13, FIRST PLAT OF SHIP HARBOR, AS PER PLAT  
RECORDED IN VOLUME 1 OF PLATS, PAGE 13, 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): P58988 / 3816-013-016-0003

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 10-22-24

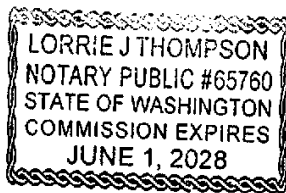
James O. Richardson, Trustee of the James E. Brown First Party Irrevocable Special Needs Trust,  
Dated December 15, 2022

BY: [Signature]  
James O. Richardson  
Trustee

State of Washington  
County of SKagit

This record was acknowledged before me on October 22, 2024 by James O.  
Richardson, Trustee of the James E. Brown First Party Irrevocable Special Needs Trust, Dated  
December 15 2022.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**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 FIRST PLAT OF SHIP HARBOR ADDITION TO THE CITY OF ANACORTES,:

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2. Assessments, if any, levied by Anacortes.
3. City, county or local improvement district assessments, if any.