

When recorded return to:

Aaron Michael Waggoner and Tracy Lynn Hall
3717 W 3rd Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243349

Dec 20 2024

Amount Paid \$10541.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 24-21627

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Lena Lavern Phipps as Trustee of The Lena Lavern Phipps Trust dated December 30, 2000** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Aaron Michael Waggoner and Tracy Lynn Hall, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

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

Ptn. Lot 20-22, Block 1106, NORTHERN PACIFIC ADDITION TO ANACORTES

Tax Parcel Number(s): 3809-106-022-0006 and P58206

Dated: 12-16-2024

THE LENA LAVERN PHIPPS TRUST DATED
DECEMBER 30, 2000

Lena Lavern Phipps
Lena Lavern Phipps, Trustee

State of Washington
County of Spokane

This record was acknowledged before me on 16 day of December, 2024 by Lena Lavern Phipps as
Trustee of The Lena Lavern Phipps Trust dated December 30, 2000.

(Stamp)

Printed name: Greg M. Haker
Notary Public
My commission expires: 12-9-2027

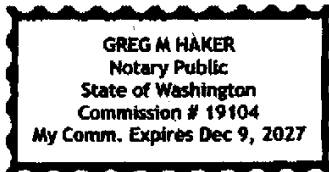


EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 20, EXCEPT the Easterly 24.40 feet thereof, and all of Lots 21 and 22, Block 1106, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.