

When recorded return to:
Jared Douglas
1403 26th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250043
Jan 08 2025
Amount Paid \$10852.50
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.: 620057642

Chicago Title
620057642

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Shilan and Christine Shilan, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jared Douglas, an unmarried person and Mackenzie Baldwin,
an unmarried person

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

LOT 18, REPLAT OF LOTS 25-48, VIEW ACRES ADDITION TO ANACORTES, WASH., AS PER
PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 85, 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): P60558 / 3836-000-018-0004

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: January 3, 2025Matthew ShilanChristine Shilan

State of

Washington

County of

SKagitThis record was acknowledged before me on JANUARY 3, 2025 by Matthew Shilan and Christine Shilan.Lorrie J Thompson

(Signature of notary public)

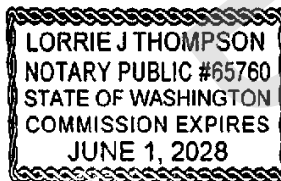
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

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 Replat of Lots 25-48, View Acres Addition to Anacortes, Wash:

Recording No: 565615
2. 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: April 7, 1955
Recording No.: 515877
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Anacortes.
5. City, county or local improvement district assessments, if any.

Authentisign ID: 8584905-504D8F81-4C0F0234-4A88577

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 November 27, 2024

between Jared Douglas Mackenzie Baldwin ("Buyer")
Buyer Buyer
 and Matthew Shilan Christine Shilan ("Seller")
Seller Seller
 concerning 1403 26th 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.

Authentisign
Jared Douglas 11/27/2024
 Buyer Date

Authentisign
Mackenzie Baldwin 11/27/2024
 Buyer Date

Authentisign
Matthew Shilan 11/27/24
 Seller Date

Authentisign
Christine Shilan 11/27/24
 Seller Date