

After Recording Return To:

Karin McMichael, P.S.
114 W. Magnolia St., Suite 408
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20250103
Date 01/15/2025

DOCUMENT TITLE: STATUTORY WARRANTY DEED
REFERENCE NUMBER OF RELATED DOCUMENT: N/A
GRANTOR(S): DENNIS M. WILSON AND GERTRUDE N. WILSON
ADDITIONAL GRANTOR(S) ON PAGE ___ OF DOCUMENT: N/A
GRANTEE(S): DENNIS M. WILSON AND GERTRUDE N. WILSON, COTRUSTEES
OF THE DENNIS AND GERTRUDE WILSON TRUST DATED DECEMBER 31, 2024,
AND SUCCESSORS IN TRUST
ADDITIONAL GRANTEE(S) ON PAGE __ OF DOCUMENT: N/A
ABBREVIATED LEGAL DESCRIPTION: LOTS 16, 17 AND PTN 18, BLK 203, CITY OF
ANACORTES
ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A ATTACHED TO DOCUMENT.
ASSESSOR'S TAX/PARCEL NUMBER(S): P133513; 3772-203-020-0007

STATUTORY WARRANTY DEED

The grantors, DENNIS M. WILSON and GERTRUDE N. WILSON, for and in consideration of a transfer to a revocable trust, convey and warrant to DENNIS M. WILSON and GERTRUDE N. WILSON, cotrustees of the DENNIS AND GERTRUDE WILSON TRUST dated December 31, 2024, and successors in trust, as grantees, the following described real property, situated in the County of Skagit, State of Washington:

See legal description on Exhibit A attached hereto and incorporated herein by this reference.

Dated: 31 DECEMBER 2024.

Dennis M. Wilson

DENNIS M. WILSON

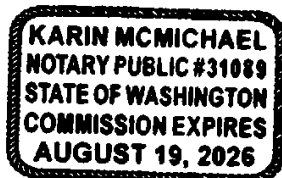
Gertrude N. Wilson

GERTRUDE N. WILSON

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

This record was acknowledged before me on Dec. 31, 2024, by DENNIS M. WILSON and GERTRUDE N. WILSON.

(Stamp)



Karin McMichael

NOTARY PUBLIC

Print name: KARIN MCMICHAEL

My commission expires: 8-19-2026

EXHIBIT A

Real property located in Skagit County, Washington, legally described as follows:

ALL OF LOTS 16 AND 17 AND THE WEST HALF OF LOT 18, BLOCK 203, "MAP OF THE CITY OF ANACORTES" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESTRICTIONS, AND RESERVATIONS REFERENCED IN EXHIBIT "B," WHICH IS ATTACHED HERETO AND THE PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO OTHER COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: June 10, 2016
Recording No.: 201606100121
Matters shown: setback lines
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: June 10, 2016
Recording No.: 201606100182
Affects: As now constructed, to be constructed, extended or relocated
3. Covenants, conditions and restrictions 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: December 8, 2016
Recording No.: 201612080077
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Storm drainage
Recording Date: February 3, 2017
Recording No.: 201702030140
Affects: As delineated
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Classic Transitions, LLC
Purpose: landscape easement
Recording Date: December 4, 2017
Recording No.: 201712040162
Affects: Lots 3 and 4
6. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions

EXHIBIT "B"**Exceptions
(continued)**

thereof

Recording Date: October 17, 2016
Recording No.: 201610170203

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Anacortes.