

**When recorded return to:**  
Steven Buxton  
1515 12th St  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250192  
Jan 24 2025  
Amount Paid \$10363.00  
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**

620057870

Escrow No.: 620057870

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Anastasia M Brencick and Shelley R Brencick Higman, 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 Steven Buxton, an unmarried person

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

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

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

PARCEL A: LT. 1, PTN LT. 2, BLK. 6, MUNKS' FIRST QUEEN ANNE ADDITION TO  
ANACORTES

PARCEL B: LT. 7, PTN LT. 8, BLK. 8, QUEEN ANNE ADDITION TO THE CITY OF ANACORTES

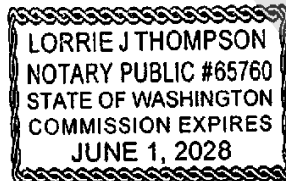
Tax Parcel Number(s): P58027 / 3806-006-002-0005, P58709 / 3812-008-008-0007, ,

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 1/23/25Anastasia Marie Brencick  
Anastasia M BrencickShelley R Brencick Higman  
Shelley R Brencick HigmanState of WashingtonCounty of SkagitThis record was acknowledged before me on JANUARY 23, 2025 by Anastasia M Brencick and Shelley R Brencick Higman.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P58027 / 3806-006-002-0005 and P58709 / 3812-008-008-0007**

---

**PARCEL A:**

LOT 1 AND THE EAST 10 FEET OF LOT 2, BLOCK 6, "MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL B:**

LOT 7 AND THE EAST 40 FEET OF LOT 8, BLOCK 8, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Munk's First Queen Anne Addition to Anacortes:

Recording No: 4184

Affects: Parcel A

2. 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 Queen Anne Add.:

Recording No: Volume 2, Page 39

Affects: Parcel B

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. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.
6. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 19, 2024

between Steven Buxton ("Buyer")  
Buyer  
 and Shelley Brencick Higman ("Seller")  
Seller  
 concerning 1515 12th 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:  
Steven Buxton 12/20/2024  
 Buyer Date  
 \_\_\_\_\_  
 Buyer Date

Authenticated:  
Shelley Brencick Higman 12/20/24  
 Seller Date  
 Authenticated:  
Anastasia M Brencick 12/20/24  
 Seller Date