

When recorded return to:
Ryan O Reid and Crystal O Reid
118 Haddon Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250637
Mar 06 2025
Amount Paid \$15614.00
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.: 620058125

CHICAGO TITLE CO.
620058125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael G Stengel and Rebecca A Ivory, 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 Ryan O Reid and Crystal O Reid, a married couple

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.)

LT. 10, HADDON ROAD 13-LOT PUD, CITY OF ANACORTES APPLICATION NO.
PUD-2016-1001, REC NO. 201807200076

Tax Parcel Number(s): P134308 / 6054-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-4-25

Michael G Stengel
Michael G Stengel

Rebecca A Ivory

State of _____
County of _____

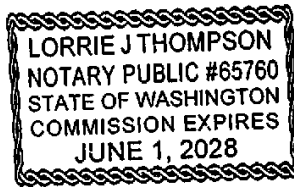
This record was acknowledged before me on _____ by Rebecca A Ivory.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Washington
County of Skagit

This record was acknowledged before me on 3-4-2025 by Michael G Stengel.

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



STATUTORY WARRANTY DEED
(continued)

Dated: 03/04/2025

Michael G Stengel

Rebecca A Ivory
Rebecca A Ivory

State of Washington
County of Snohomish

This record was acknowledged before me on 03/04/2025 by Rebecca A Ivory.

Colleen Blake
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

State of _____
County of _____

This record was acknowledged before me on _____ by Michael G Stengel.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134308 / 6054-000-010-0000

LOT 10, HADDON ROAD 13-LOT PLANNED UNIT DEVELOPMENT, CITY OF ANACORTES
APPLICATION NO. PUD-2016-1001, RECORDED JULY 20, 2018 UNDER AUDITOR'S FILE NO.
201807200076, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: L. E. Gibbons and Estelle Gibbons, their heirs, successors or assigns
 - Purpose: Installing a water pipe line thereon and further to provide a means of access to repair, maintain and replace any or all of said water pipe line
 - Recording Date: August 4, 1960
 - Recording No.: 597314
 - Affects: As disclosed in instrument

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 Survey.
 - Recording No: 200801280007

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Energy, Inc., a Washington corporation
 - Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities
 - Recording Date: March 6, 2015
 - Recording No.: 201503060065
 - Affects: as described in said instrument

4. Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property:
 - Recording Date: June 13, 2017
 - Recording No.: 201706130073

5. 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: July 6, 2018
 - Recording No.: 201807060060

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 29, 2018
Recording No.: 201811290087

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 21, 2019
Recording No.: 201908210069

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Haddon Road Homeowners Association
Recording Date: July 6, 2018
Recording No.: 201807060060

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Haddon Road Homeowners Association
Purpose: Native growth protection easement
Recording Date: July 12, 2018
Recording No.: 201807120039
Affects: as described in said instrument

8. 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 Haddon Road 13-Lot Planned Unit Development:

Recording No: 201807200076

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Haddon Road Homeowners Association
Purpose: Ingress, egress, parking and maintenance
Recording Date: November 29, 2018
Recording No.: 201811290088
Affects: as described in said instrument

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

11. Assessments, if any, levied by Haddon Road Homeowners Association.
12. Assessments, if any, levied by Anacortes.
13. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 February 4, 2025
between Ryan O Reid Crystal O Reid ("Buyer")
Buyer Buyer
and Michael G Stengel Rebecca A Ivory ("Seller")
Seller Seller
concerning 118 Haddon Rd 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.

Authenticat
Ryan O Reid 02/04/2025
Buyer Date
Authenticat
Crystal O Reid 02/04/2025
Buyer Date

Authenticat
Michael G Stengel 01/29/2025
Seller Date
Authenticat
Rebecca A Ivory 01/28/2025
Seller Date