

When recorded return to:

Karlee Rose Wilder
P.O. Box 2051
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250833

Mar 25 2025

Amount Paid \$6725.00
Skagit County Treasurer
By Cain Cress Deputy

GNW 25-22629-KM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven E. Hazlett and Jessica Hinton-Hazlett, Trustees of The Hazlett Living Trust dated May 23, 2019, HC 81, box 18, Questa, NM 87556,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Karlee Rose Wilder, a single person

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

Lots 1 and 2, Block 4, MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES, as per plat recorded in Volume 3 of Plats, Page 1, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P58008/3806-004-002-0000

Lots 1 & 2, Block 4, Munk's First Queen Anne Addn.

Statutory Warranty Deed
LPB 10-05

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Dated: 3/7/2025

The Hazlett Living Trust dated May 23, 2019

By: [Signature]
Steven E. Hazlett, Trustee

By: [Signature]
Jessica Hinton-Hazlett, Trustee

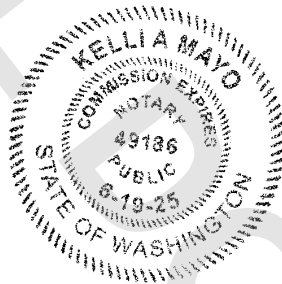
STATE OF WA
COUNTY OF Snohomish

This record was acknowledged before me on 7th day of March, 2025 by Steven E. Hazlett and Jessica Hinton-Hazlett, Trustees of The Hazlett Living Trust dated May 23, 2019.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



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EXHIBIT B

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9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT

PLAT/SURVEY:

Name: Munks' First Queen Anne Addition to Anacortes

Recorded: August 18, 1891

Auditor's No.: Volume 3 of Plats, Page 1

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on November 29, 2023 as Auditor's File No. 202311290034 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

Statutory Warranty Deed
LPB 10-05

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