

**When recorded return to:**

Greg M. Anderson and Heather E.  
Barnett-Anderson  
1408 Latitude Cir  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251303

Apr 30 2025

Amount Paid \$25760.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Chicago Title  
Recorded: 245470323

Escrow No.: 245470323  
**CT-620035462**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John F Wozniak and Betty J Wozniak, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys and warrants to Greg M. Anderson and Heather E. Barnett-Anderson, 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 3, "48 NORTH PLAT AND PUD", REC 201705020028

Tax Parcel Number(s): P133661, 6042-000-003-0000

Subject to:

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

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."

## STATUTORY WARRANTY DEED

(continued)

Dated: 4/22/25

John F. Wozniak  
John F Wozniak  
Betty J. Wozniak  
Betty J Wozniak

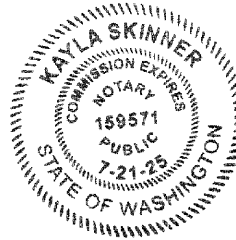
State of WA  
County of SnohomishThis record was acknowledged before me on 4/22/25 by John F Wozniak and Betty J Wozniak.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires:

KAYLA SKINNER  
NOTARY PUBLIC 159571  
MY APPOINTMENT EXPIRES: 7-21-25



**EXHIBIT "A"**  
Legal Description

LOT 3, "48 NORTH PLAT AND PUD", RECORDED ON MAY 2, 2017, UNDER SKAGIT COUNTY  
AUDITOR'S FILE NO. 201705020028.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Avigation Easement to the Port of Skagit County including the terms, covenants and provisions thereof

Recording Date: October 29, 1969

Recording No.: 732440

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: 200807220033

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line

Recording Date: July 5, 2016

Recording No.: 201607050142

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line

Recording Date: December 6, 2016

Recording No.: 201612060089

5. 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 48 NORTH PLAT & PUD:

Recording No: 201705020028

6. 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: May 2, 2017

Recording No.: 201705020029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 2017

Recording No.: 201707140127

Recording Date: November 30, 2018

Recording No.: 201811300028

7. Tree Preservation Plan and Tree Assessment and the terms and conditions thereof:

Recording Date: May 2, 2017

Recording No.: 201705020030

**EXHIBIT "B"**  
Exceptions

8. Covenant Protecting Scenic Views, and the terms and conditions thereof:

Recording Date: July 14, 2017

Recording No.: 201707140126

9. Joint Use, Maintenance & Cost Sharing Covenant, and the terms and conditions thereof:

Recording Date: June 2, 2017

Recording No.: 201706020017

Said instrument has been amended under recording no.: 202111050085.

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. Assessments, if any, levied by Anacortes.

12. City, county or local improvement district assessments, if any.