

**When recorded return to:**

Bradley J Howell  
4222 Mitchell Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251328

May 02 2025

Amount Paid \$17011.30  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

**CHICAGO TITLE**  
620058020

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058020

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dieter Drows of Prism Capital Management, Successor Trustee of The Rodney J Rothlisberger Revocable Trust, dated December 3, 2024

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Bradley J Howell, 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.)

LT 7, PLAT OF STITTWOOD DIV. NO. IV

Tax Parcel Number(s): P83978 / 4534-000-007-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 04/30/25

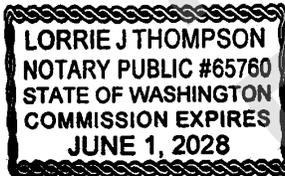
The Rodney J Rothlisberger Revocable Trust, dated December 3, 2024

BY: [Signature]  
Dieter Drews  
Successor Trustee

State of Washington  
County of SKagit

This record was acknowledged before me on April 30, 2025 by Dieter Drews of Prism Capital Management, Successor Trustee of The Rodney J Rothlisberger Revocable Trust.

[Signature]  
(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): P83978 / 4534-000-007-0000**

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LOT 7, "PLAT OF STITTWOOD DIV. NO. IV", ACCORDING TO THE PLAT THEREOF, RECORDED  
IN VOLUME 14 OF PLATS, PAGE 130, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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: November 1, 1976  
Recording No.: 845588

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1990  
Recording No.: 9008310082

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 12, 1995  
Recording No.: 9510120022

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 20, 2000  
Recording No.: 200004200019

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 4, 2007  
Recording No.: 200710040094

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 7, 2019  
Recording No.: 201911070050

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2020  
Recording No.: 202002260081

2. 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: Stittwood Property Owners Association  
Recording Date: November 8, 1976

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

Recording No.: 845588

3. 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 Stittwood Div. No. IV:

Recording No: 9003160125

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

Granted to: City of Anacortes, a Washington municipal Corporation  
Purpose: To Construct, or cause to construct, maintain, replace, reconstruct, and remove fiber optic, and telecommunication facilities, with all appurtenances incident thereto or necessary therewith, in, under and across the said premises  
Recording Date: June 16, 2022  
Recording No.: 202206160009  
Affects: A portion of said premises

5. 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."

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

**EXHIBIT "B"**

Exceptions  
(continued)

7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.

