

When recorded return to:
Patrick Hebblethwaite and Judy Moore
1312 32nd St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252630
Aug 15 2025
Amount Paid \$12979.60
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

Title No.: 620059671
Escrow No.: 245473088

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Bruce Widner and Cecilia Widner-White, also appearing of record as
Cecelia Widner-White, 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 Patrick Hebblethwaite and Judy Moore, 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. B, BLA REC NO. 201508060038 PTN BLK. 8, J.M. MOORE'S ADDITION TO ANACORTES

Tax Parcel Number(s): P132837, 3804-008-020-2001

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: 8/9/2025*Robert Bruce Widner*
Robert Bruce Widner*Cecilia Widner White*
~~Cecilia~~ Widner White
Cecilia
CWState of Mississippi
County of HarrisonThis record was acknowledged before me on 8-9-2025 by Robert Bruce Widner and Cecilia ~~Cecilia~~ Widner White.*Corry M Cooley*
(Signature of notary public)Notary Public in and for the State of Mississippi
My commission expires: 12-15-2026

Corry M Cooley



EXHIBIT "A"
Legal Description

LOT B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT APPROVED AUGUST 4, 2015 ON RECORD OF SURVEY RECORDED AUGUST 6, 2015 UNDER AUDITOR'S FILE NO. 201508060038 AND BEING A PORTION OF BLOCK 8, "J.M. MOORE'S ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 32, 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 J.M. Moore's Addition To Anacortes, recorded in Volume 1 of Plats, Page 32:

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 Boundary Line Adjustment:

Recording No: 201508060038

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