

202510100028

10/10/2025 10:29 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

When recorded return to:  
John H Fahey and Cynthia M Fahey  
711 W 8th Street  
Claremont, CA 91711

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253316  
Oct 10 2025  
Amount Paid \$9775.60  
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

CHICAGO TITLE CO.

Escrow No.: 620060176

620060176

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Verla Brown, Trustee of the Zane and Verla Brown Living Trust, established March 11, 1999 and as amended

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to John H Fahey and Cynthia M Fahey, 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 51, "PLAT OF CREEKSIDE VILLAGE, PH III, DIV. 1,"

Tax Parcel Number(s): P99861 / 4557-000-051-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: October 08, 2025

Verla Brown, Trustee of the Zane and Verla Brown Living Trust, established March 11, 1999 and as amended

BY: Verla Brown  
Verla Brown  
Trustee

State of Washington  
County of Snohomish

This record was acknowledged before me on October 08, 2025 by Verla Brown as Trustee of Verla Brown, Trustee of the Zane and Verla Brown Living Trust, established March 11, 1999 and as amended.

Sharon E. Schoonover  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 9-4-26

NOTARY PUBLIC  
STATE OF WASHINGTON  
SHARON E. SCHOONOVER  
License Number 173976  
My Comm. Exp. 09-04-2026

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P99861 / 4557-000-051-0000

LOT 51, "PLAT OF CREEKSIDE VILLAGE, PHASE III, DIVISION 1," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 180 AND 181, 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 set forth in a document:
 

In favor of: Puget Sound Power & Light Company, GTE Northwest, Inc., Cascade Natural Gas Corporation and TCI Cablevision of Washington, Inc.  
 Purpose: Utility service  
 Recording Date: July 5, 1989  
 Recording No.: 8907050059
  
2. 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: December 4, 1989  
 Recording No.: 8912040056

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9005080112  
 Recording No.: 9108150102  
 Recording No.: 200004170124  
 Recording No.: 200010040020  
 Recording No.: 200110040019  
 Recording No.: 200204160118  
 Recording No.: 200610250035  
 Recording No.: 201905030063  
 Recording No.: 202310200055
  
3. 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: Creekside Homeowners Association  
 Recording Date: December 4, 1989  
 Recording No.: 8912040056
  
4. 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 Creekside Village, Phase III, Division 1:

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

Recording No: 9107010069

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.
7. Assessments, if any, levied by Creekside Village Homeowners Association.
8. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 16, 2025  
between John H. Fahey Cynthia M. Fahey ("Buyer")  
Buyer Buyer  
and Brown Revocable Living Trust ("Seller")  
Seller Seller  
concerning 1803 Creekside Lane 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.

Authentisator  
Cynthia M. Fahey 09/16/2025  
Buyer Date

Authentisator  
John Fahey 09/16/2025  
Buyer Date

Signed by: Verla Brown - 10-6-25  
Verla & Brown - Trustee of Brown Revocable Living  
Seller Date

Seller Date