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04/03/2026 09:17 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Jonathan Richards and Sherry Richards
1600 5th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260966

Apr 03 2026

Amount Paid \$1605.00
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

Escrow No.: 620061568

CHICAGO TITLE
620061568

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Habitat for Humanity, a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jonathan Richards and Sherry Richards, a married couple

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

LOTS 16 TO 20, INCLUSIVE, BLOCK 249, MAP OF THE CITY OF ANACORTES, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P56425 / 3772-249-020-0207

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 02, 2026

Skagit Habitat for Humanity, a Washington Corporation

BY: [Signature]
Tina Tate
Chief Executive Officer

State of Washington

County of Skagit

This record was acknowledged before me on April 02 2026 by Tina Tate as Chief Executive Officer of Skagit Habitat for Humanity, a Washington Corporation.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

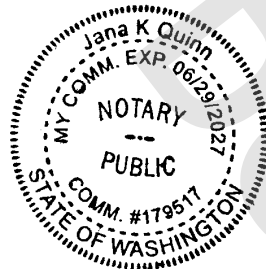


EXHIBIT "A"
Exceptions

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 Plat of Map of the City of Anacortes.:

Recording No: Volume 2, Page 4

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Anacortes.

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 03/08/2026
between Jonathan Richards and Sherry Richards ("Buyer")
Buyer Buyer
and Skagit Habitat for Humanity and Tina Tate ("Seller")
Seller Seller
concerning 0 XX 18th St 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.

DocuSigned by:
Joe Parr 3/8/2026
Buyer Date

Authenticates
Tina Tate, CEO 03/08/26
Seller Date

Signed by:
Sherry Richards 3/8/2026
Buyer Date

Seller Date

