

When recorded return to:

Stephen Woodward and Christine Woodward
5513 Homestead Ln
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261846

Jun 15 2026

Amount Paid \$16682.00
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

Title No.: 620061989

Escrow No.: 245478758

Chicago Title
620061989

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara P. Lund, an unmarried person

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 Stephen Woodward and Christine Woodward, 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.)

NORTH HALF OF BLK. 5, & ALL OF BLKS. 7 & 9, WOOD'S PLAT OF NORTH TOG/W ALLEY
ANACORTES - SKAGIT COUNTY

Tax Parcel Number(s): P60864, P60861, P60866,
3846-007-000-0007,
3846-005-000-0100, 3846-009-000-0003

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)

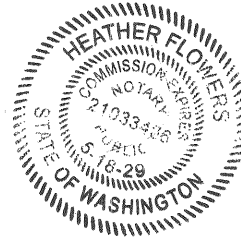
Dated: 5.28.20Barbara P. Lund
Barbara P. LundState of WACounty of IslandThis record was acknowledged before me on 05/28/2020 by Barbara P. Lund.Heather Flowers
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 05/18/2029

EXHIBIT "A"

Legal Description

THE NORTH HALF OF BLOCK 5, AND ALL OF BLOCKS 7 AND 9, WOOD'S PLAT OF NORTH ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF DAYTON, ABERDEEN AND WHATCOM STREETS AND SEATTLE AVENUE, WHICH UPON VACATION APRIL 1, 1940 IN SKAGIT COUNTY COMMISSIONERS FILE NO. 5850, REVERTED TO SAID PREMISES.

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 Plat of North Anacortes:

Recording No: Volume 2 Page37

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Greenacres Investment Corporation, successor to Greenacres, Inc., a Washington corporation

Recording Date: April 3, 1978

Recording No.: 876621

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

Granted to: Puget Sound Power & Light Company

Purpose: right of way

Recording Date: September 19, 1994

Recording No: 199409190095

Affects: Said Land

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

Purpose: alternative sewage system installation

Recording Date: July 15, 1994

Recording No.: 9407150116

Affects: as described

Modification(s) of said easement:

Recording Date: July 20, 1994

Recording No.: 9407200056