

When recorded return to:

Glenn Davis Harrison
Glenn Davis Harrison and Teresa Anne Harrison,
Co-Trustees of The Glenn & Teresa Harrison
Family Trust
35 HyView Lane
Sedona, AZ 86336

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3922

Sep 10 2019

Amount Paid \$23145.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039378

CHICAGO TITLE
620039378

STATUTORY WARRANTY DEED

THE GRANTOR(S) David S. Wilder III, Trustee of The David S. Wilder III Revocable Trust dated June 15, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Glenn Davis Harrison and Teresa Anne Harrison, Co-Trustees of The Glenn & Teresa Harrison Family Trust, U/A dated May 6, 2015

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.)

Blk 43 & 46, Lake Campbell Addition to the City of Anacortes aka Lt. 4 survey 200303250116,
Skagit County, WA

Tax Parcel Number(s): P60766/ 3842-046-000-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2019

Wilder Revocable Trust

BY: [Signature], TR
David Wilder III
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David Wilder III is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The David Wilder III Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 10, 2019
[Signature]
Name: Martin R. LEHR
Notary Public in, and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60766/ 3842-046-000-0009

BLOCK 43 AND 46, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES FILED IN VOLUME 2 OF PLATS AT PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF THE ADJACENT STREETS AND ALLEYS THAT WOULD, UPON VACATION, ATTACH TO SAID BLOCKS BY OPERATION OF LAW.

(ALSO KNOWN AS LOT 4, SURVEY AND BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NO. 200303250116, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

SPECIAL EXCEPTIONS

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

Granted to:	Cascade Natural Gas Corporation
Purpose:	pipelines
Recording Date:	March 27, 1992
Recording No.:	9203270121

EXHIBIT "B"

Exceptions
(continued)

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: ingress, egress and utilities
Recording Date: February 14, 1997
Recording No.: 9702140107
- said easement being a re-record of Recording No.: 9606030090
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
Purpose: electric transmission and or distribution line
Recording Date: October 8, 1984
Recording No.: 8410080067
Affects: Blocks 1, 22, 23, 44 and 45
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Floyd A. Willette and Mary S. Willette, husband and wife
Purpose: ingress, egress and utilities
Recording Date: June 25, 1997
Recording No.: 9706250095
Affects:
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 survey:
- Recording No: 200303250116
6. Covenants, conditions and restrictions 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: January 29, 2003
Recording No.: 200301290168

EXHIBIT "B"

Exceptions
(continued)

7. Covenants, conditions and restrictions 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: February 26, 2003
Recording No.: 200302260051

8. Covenants, conditions and restrictions 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: March 5, 2003
Recording No.: 200302050097

9. Covenants, conditions and restrictions 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 28, 2011
Recording No.: 201111280110

10. Assessor's Dwelling Unit and the terms and conditions thereof:

Recording Date: July 20, 2005
Recording No.: 200507200153

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

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by Lakewood Park Homeowners Association.

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 August 28' 2019
between Glenn Davis Harrison and Teresa Anne Harrison ("Buyer")
Buyer Buyer
and WILDER REVOCABLE TRUST DAVID S WILDER III TRUSTEE ("Seller")
Seller Seller
concerning 6887 Lakewood Park 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.

Authenticated
Glenn D. Harrison 08/28/2019
BUYER 8/28/2019 3:37:38 PM PDT Date

David Wilder III TR 8/25/19
Seller Date

Authenticated
Teresa A. Harrison 08/28/2019
BUYER 8/28/2019 3:31:52 PM PDT Date

Seller Date