

**AFTER RECORDING MAIL TO:**

**Bruce L. Huntley , Trustee**  
410 38th Street  
Anacortes, WA 98221

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 02-176442-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1136  
Mar 27 2020  
Amount Paid \$6229.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTOR JEFF SPRECHER, TRUSTEE OF THE JEFF SPRECHER LIVING TRUST, DATED AUGUST 8, 2017** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, as part of an **IRS 1031 Tax Deferred Exchange** in hand paid, conveys and warrants to **BRUCE L. HUNTLEY AND KAREN O. HUNTLEY, TRUSTEES OF THE BRUCE & KAREN HUNTLEY REVOCABLE LIVING TRUST, DATED JULY 3, 2013** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lots 17 And 18, Blk 113, City of Anacortes.


For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3772-113-018-0001, P55725

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-176442-OE.

Dated March 25, 2020

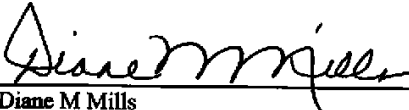
Jeff Sprecher Living Trust dated August 8, 2017

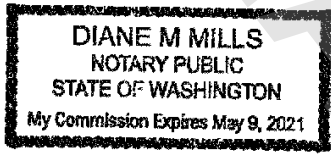
  
By: Jeff Sprecher, Trustee

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeff Sprecher is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledged that as the Trustee of Jeff Sprecher Living Trust dated August 8, 2017 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 26, 2020

  
Diane M Mills  
Notary Public in and for the State of Washington  
Residing Milton  
My appointment expires: May 9, 2021  
Expires \_\_\_\_\_



**EXHIBIT A**

Lots 17 and 18, Block 113, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Authentication ID: EC98B406-8CBE-4E41-840F-6ACFAADA792B

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 3, 2020  
between Huntley Revocable Trust ("Buyer")  
Buyer Sprecher Living Trust ("Seller")  
Seller  
concerning 1406 10th 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.

Authentication 03/03/2020  
Karen O Huntley, Trustee  
Signature 2:08:48 PM PST Date

Authentication 02/18/2020  
Jeff A Sprecher, Trustee  
Signature 11:41 AM PST Date  
Seller

Authentication 03/03/2020  
Bruce L Huntley, Trustee  
Signature 2:00:54 PM PST Date

Seller Date