

**When recorded return to:**  
Brian Hazlehurst and Hilary Forrest  
15671 Yokeko Drive  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051240

**CHICAGO TITLE**  
620051240

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bret Omdal, an unmarried man and Laura J. Omdal, also appearing of record as Laura Jane Boyett , an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brian Hazlehurst and Hilary Forrest, 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.)

PTN OF LT(S) 11, 12, 13, AND 14, BLK 3, FIRST PLAT OF SHIP HARBOR

Tax Parcel Number(s): P58928 / 3816-003-014-0030

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221630

Apr 20 2022

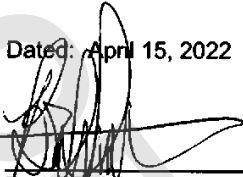

Amount Paid \$11387.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 15, 2022

  
\_\_\_\_\_  
Bret Omdal  
  
\_\_\_\_\_  
Laura J. Omdal

State of Washington  
County of Skagit

This record was acknowledged before me on April 19 2022 by Bret Omdal.

Alysia Hudson  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 03.01.2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

State of Washington  
County of Skagit

This record was acknowledged before me on April 19 2022 by Laura J. Omdal

Alysia Hudson  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 03.01.2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P58928 / 3816-003-014-0030**

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PORTIONS OF LOT(S) 11, 12, 13, AND 14, BLOCK 3, FIRST PLAT OF SHIP HARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 3;  
THENCE SOUTH 0°47'34" WEST ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 0°47'34" WEST A DISTANCE OF 85.00 FEET;  
THENCE NORTH 89°43'02" EAST A DISTANCE OF 126.13 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 3;  
THENCE NORTH 0°46'45" EAST ALONG THE CENTERLINE OF SAID ALLEY A DISTANCE OF 85.00 FEET;  
THENCE SOUTH 89°43'02" WEST A DISTANCE OF 126.11 TO THE TRUE POINT OF THE BEGINNING.

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 the Plat of First Plat of Ship Harbor:

Recording No: Volume 1 Page 13

2. Public and private easements, if any, over vacated portion of said premises.
3. Skagit County Right-to-Manage Natural Resource Lands Disclosure

Recording Date: March 11, 2015

Recording No.: 201503110059

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Anacortes.
6. 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 March 27, 2022

between Brian Hazelhurst Hilary Forrest ("Buyer")  
Buyer Buyer

and Bret Omdal Laura J Boyett ("Seller")  
Seller Seller

concerning 2507 Shannon Point Road 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  
Brian Hazelhurst 03/27/2022  
Buyer Date

Authentication  
Bret Omdal 03/27/22  
Seller Date

Authentication  
Hilary Forrest 03/27/2022  
Buyer Date

Authentication  
Laura J Boyett 03/27/22  
Seller Date