

When recorded return to:  
Daniel McJraith and Tessa McJraith  
31062 Prevedal Road  
Sedro Woolley, WA 98284



201707210121

Skagit County Auditor \$75.00  
7/21/2017 Page 1 of 3 3:50PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031471

**CHICAGO TITLE**  
020031471

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elizabeth A Swift, 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 Daniel McJraith and Tessa McJraith, husband and wife

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

Lot 1 of Short Plat, approved August 22, 2003, under Skagit County Short Plat No. PL-03-0246, recorded under Auditor's File No. 200308260100; being a portion of the Northwest quarter of the Southwest quarter of Section 8, Township 35 North, Range 6 East, W.M.

Situate in County of Skagit, State of Washington.

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

Tax Parcel Number(s): P40862 / 350608-3-002-0205,

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2017 3/26/4  
JUL 21 2017

Amount Paid \$8282.00  
Skagit Co. Treasurer  
By *MG* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 17, 2017

  
Elizabeth A. Swift

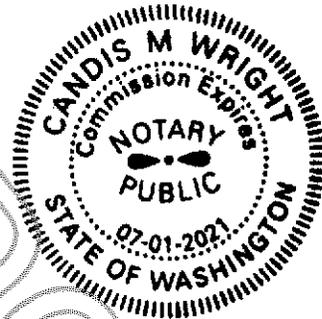
State of WASHINGTON  
County of ~~SKAGIT~~ *Grays Harbor*  
*emo*

I certify that I know or have satisfactory evidence that Elizabeth A. Swift is the person who appeared before me, and said person acknowledged that she signed this Instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *July 18, 2017*

*Candis M. Wright*  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

Notary Public in/for Washington State  
Residing in Grays Harbor County  
My appointment expires July 1, 2021  
Candis M. Wright



**EXHIBIT "A"**  
**Exceptions**

1. 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 SKAGIT COUNTY SHORT PLAT NO. PL-03-0246:

Recording No: 200308260100

2. Record of Survey

Recording Date: June 29, 1981

Recording No.: 8106290060

3. Title Notification - Property Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof.

Recording Date: August 1, 1997

Recording No.: 9708010010

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

5. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 18, 2009

Recording No.: 200903180048

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.