

POOR ORIGINAL

When recorded return to:

Mr. and Mrs. Kevin Mark McDonald  
7820 NE 195th St  
Kenmore, WA 98028



201805310036

05/31/2018 11:37 AM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1800339SB

CHICAGO TITLE  
020034254

Statutory Warranty Deed

THE GRANTOR **Laura B Kahn**, an unmarried individual for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** and as part of an I.R.C. Section 1031 Tax Deferred Exchange in hand paid, conveys and warrants to **Kevin Mark McDonald and Norma Jean McDonald, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 504-80

Tax Parcel Number(s): P38749 / 350509-4-001-0303

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "A"

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Dated May 24, 2018

Laura B. Kahn  
Laura B Kahn

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182264  
MAY 31 2018

Amount Paid \$9,083.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

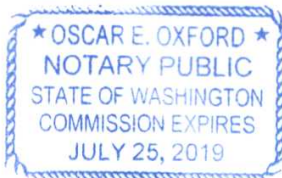
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Laura B Kahn**

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5.25.2018

[Signature]



Notary Public in and for the State of Washington  
Residing at Whine  
My appointment expires: 7.25.2019

## Exhibit "A"

## Parcel A:

Tract 4, SKAGIT COUNTY SHORT PLAT NO. 504-80, approved December 12, 1980, and recorded December 15, 1980, in Volume 5 of Short Plats, page 12, under Auditor's File No. 8012150005, records of Skagit County, Washington;

## Parcel B:

An easement for ingress, egress and utilities over and across Tract "A", Short Plat No. 504-80, located in Section 9, Township 35 North, Range 5 East, W.M., approved December 12, 1980 and recorded in Volume 5 of Short Plats, page 12, under Auditor's File No. 8012150005, records of Skagit County, Washington.

## Parcel C:

An easement for ingress and egress and utilities over and across a strip of land 60 feet in width, in a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 5 East, W.M., the centerline of said 60 foot tract being more particularly described as follows:

Beginning at the East  $\frac{1}{4}$  corner of said Section 9;  
thence North  $0^{\circ}24'22''$  East 787.69 feet along the East line of said Section 9, to the centerline of an existing County road;  
thence North  $75^{\circ}26'20''$  West 685.18 feet along said centerline of County road to the true point of beginning of said centerline of 60 foot tract;  
thence South  $1^{\circ}00'00''$  West 162.84 feet to the South line of that certain tract of land conveyed to Puget Sound Power and Light Company by instrument recorded under Auditor's File No. 871370, said South line being a terminus of said centerline and 60 foot tract, EXCEPT any portion thereof lying within the County road.

Situated in Skagit County, Washington.

## Exhibit "B"

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

Granted to: Scott Paper Company  
Purpose: Road, bridges, culverts, cuts and fills  
Recording Date: March 18, 1976  
Recording No.: 831963

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

Granted to: Schmidt Mill Company  
Purpose: Road purposes  
Recording Date: February 18, 1976  
Recording No.: 830333

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. 504-80:

Recording No: 8012150005

Exceptions and Reservations contained in instrument including the terms, covenants and provisions thereof

Recording Date: March 10, 1967  
Recording No.: 695886

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: July 13, 1982 and August 31, 1982  
Recording No.: 8207130024 and 8208310019

Agreement including the terms, covenants and provisions thereof

Recording Date: June 4, 1980  
Recording No.: 8006040001

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 3/28/2018  
between KEVIN M. McDonald Norma J. McDonald ("Buyer")  
Buyer Buyer  
and Laura B. Kahn ("Seller")  
Seller Seller  
concerning 7540 Sunny Lane Sedro Woolley WA 98284 (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.

Authentisign  
Kevin M. McDonald 03/28/2018  
Buyer 6:48:46 PM PDT Date

Laura B. Kahn 3/28/18  
Seller Date

Authentisign  
Norma J. McDonald 03/28/2018  
Buyer 6:41:55 PM PDT Date

Seller Date