



201912230132

12/23/2019 03:49 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Matthew McClellan and Rachel L. Richter
7430 N Everett Ave
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5549
DEC 23 2019

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Escrow No.: 620040681

P43766

CHICAGO TITLE
620040681
STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Lynn McClellan and Marianna McClellan, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rachel Richter and Matthew McClellan, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST BOUNDARY OF EVERETT AVENUE, WHICH
POINT IS 70.5 FEET NORTHERLY OF THE NORTHEAST CORNER OF LOT 1, BLOCK 3, PLAT
OF CEMENT CITY, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE
47, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 77° 34' WEST 191 FEET;

THENCE NORTH 34° 44' EAST 170.81 FEET TO THE SOUTH BOUNDARY OF THE GREAT
NORTHERN RAILWAY RIGHT OF WAY;

THENCE EASTERLY ALONG SAID SOUTH BOUNDARY OF SAID RIGHT OF WAY TO THE
POINT WHERE SAID RIGHT OF WAY INTERSECTS THE WEST BOUNDARY OF EVERETT
AVENUE;

STATUTORY WARRANTY DEED
(continued)

THENCE SOUTHERLY ALONG SAID WEST BOUNDARY OF EVERETT AVENUE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY LYING WITHIN THAT CERTAIN TRACT CONVEYED TO PUGET SOUND POWER & LIGHT COMPANY, A CORPORATION, BY DEED DATED MARCH 15, 1925 AND RECORDED MAY 1, 1925, UNDER RECORDING NO. 183294.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P43766 / 350811-0-022-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 5, 2019

Robert Lynn McClellan
Robert Lynn McClellan

Marianna McClellan
Marianna McClellan

State of Washington
 Snohomish County of Snohomish

I certify that I know or have satisfactory evidence that Robert Lynn McClellan and Marianna McClellan
~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that
~~he/she/they~~ signed this of instrument and acknowledged it to be ~~his/her/their~~ free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12/13/2019

Sandra A St Luise
Name: Sandra A St Luise
Notary Public in and for the State of WA
Residing at: Everett WA
My appointment expires: May 13, 2020

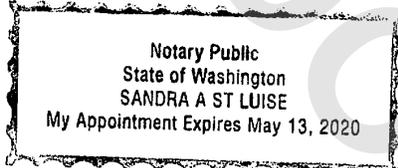


EXHIBIT "A"
Exceptions

1. 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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by City of Concrete.
4. City, county or local improvement district assessments, if any.
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2019
Tax Account Number:	P43766 / 350811-0-022-0002
Levy Code:	0910
Assessed Value-Land:	\$54,700.00
Assessed Value-Improvements:	\$245,200.00

General and Special Taxes:	Billed: \$2,421.43
	Paid: \$2,421.43
	Unpaid: \$0.00