

When recorded return to:

Micheal Kirby McDonald and Katharine Thorndike
McDonald
5021 Miller Lake Rd.
Culleoka, TN 38451

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-764

Mar 02 2020

Amount Paid \$1105.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

315 Court Street, PO Box 790
Friday Harbor, WA 98250

Escrow No.: 245420192

CHICAGO TITLE
020041307**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Guy O. Foss, Jr. and Mildred M. Foss, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Micheal Kirby McDonald and Katharine Thorndike McDonald, a married couple

(Md) * EXCEPT

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

LOT 9, ~~EXCEPT~~ THE SOUTH 100 FEET THEREOF, EVERETT'S FERTILE ACRES, AS PER
PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 16 AND 17, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

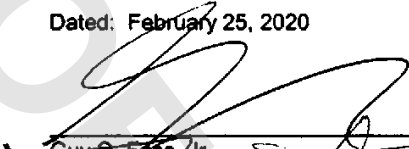
Tax Parcel Number(s): P65216

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: February 25, 2020



Guy O. Foss, Jr.

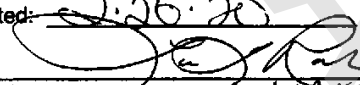


Mildred M. Foss

State of WASHINGTON
County of San Juan

I certify that I know or have satisfactory evidence that Guy O. Foss, Jr. and Mildred M. Foss are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2.26.20



Name: LORI L. RONHAAR
Notary Public in and for the State of WA
Residing at: FRIDAY HARBOR, WA
My appointment expires: 12-13-2020

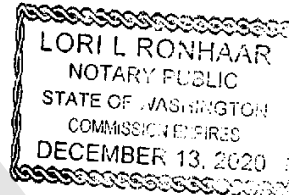


EXHIBIT "A"
Exceptions

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 Plat of Everetts Fertile Acres:

Recording No: 502474

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 10, 1969 and September 17, 1971

Recording No.: 732789 and 758223

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The River Land Community Club Inc.

Recording Date: September 11, 1974

Recording No.: 807124

4. Provisions contained in the articles of incorporation and bylaws of River Land Community Club, including any liability to assessment lien.

Recording Date: September 5, 2001

Recording No.: 200109050048

Modification(s) of said Bylaws:

Recording Date: February 22, 2012

Recording No.: 201202220054

5. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 18, 2017

Recording No.: 201707180066

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"**Exceptions
(continued)**

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by The River Land Community Club.
9. 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."