

When recorded return to:
Dylan J. Macy and Dyllan M. O'Connor
1821 Fife Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1779

May 22 2020

Amount Paid \$3445.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042648

CHICAGO TITLE
620042648

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samish Tiderip LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dylan J. Macy and Dyllan M. O'Connor, a married couple

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

PARCEL A:

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 21-85, AS APPROVED MARCH 25, 1986 AND
RECORDED JULY 24, 1986, IN VOLUME 7 OF SHORT PLATS, PAGE 100, UNDER AUDITOR'S
FILE NO. 8607240002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION
OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35
NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE AND UTILITIES OVER THAT
CERTAIN 20 FOOT STRIP IN LOT 1 OF SAID SHORT PLAT NO. 27-85 AS APPROVED MARCH
25, 1986, AND RECORDED JULY 24, 1986, IN VOLUME 7 OF SHORT PLATS, PAGE 100,
UNDER AUDITOR'S FILE NO. 8607240002, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

STATUTORY WARRANTY DEED
(continued)

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

Tax Parcel Number(s): P35183 / 350332-0-017-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: May 14, 2020

Samish Tiderip LLC

BY: ASST
Anthon Steen
GovernorState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Anthon Steen

~~is/are~~ the ~~person~~(s) who appeared before me, and said person acknowledged that ~~he/she/they~~
signed this instrument, on oath stated that ~~he/she/they~~ was authorized to execute the instrument and
acknowledged it as the Governor of Samish Tiderip LLC to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: May 15, 2020

Alysa Hudson
Name: Alysa Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

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

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 27-85:
Recording No: 8607240002

2. Agreement, including the terms and conditions thereof; entered into;
By: Bernie J. LaChance
And Between: Skagit County
Recorded: March 28, 1994
Recording No.: 9403280146, records of Skagit County, Washington
Providing: Mound sewage system

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by surveys,

Recording No.: 8607240002

Matters shown: Encroachment of a fence onto the Easterly portion of said premises by approximately three feet.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording No.: 200409100066

Matters shown: Encroachment of a fence onto the Easterly portion of said premises by approximately three feet. and possible gap along Easterly portion of said premises

5. 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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.