

When recorded return to:
Matthew J. McCauley
18044 Norman Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043301

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2774

Jul 24 2020

Amount Paid \$2597.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620043301

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert John McCauley, also shown of record as Robert J. McCauley and Robert J. Mc. Cauley, 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 Matthew J. McCauley, an unmarried person and Cynthia A. Thompson, an unmarried person

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

TRACT 13, JOCHIM FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS,
PAGE 86, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED SOUTH 5 FEET OF NORMAN PLACE ADJACENT
THERETO, AS VACATED UNDER COMMISSIONER'S FILE NO. 12,762, WHICH UPON
VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P66232 / 3933-000-013-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2020

Robert John McCauley
Robert John McCauley

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert John McCauley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 23, 2020

M. Skaar
Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: Harwood
My appointment expires: 3/2/2021

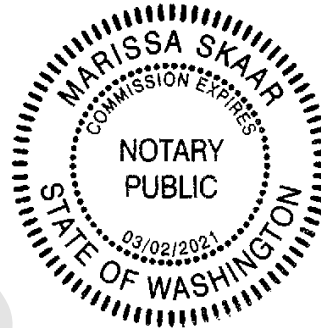


EXHIBIT "A"
Exceptions

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 Jochim First Addition, Skagit County, Wash., recorded in Volume 7 of Plats, Page 86:

Recording No: 567265
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a municipal corporation
Purpose: Utilities
Recording Date: November 2, 1970
Recording No.: 745336
Affects: portion of said premises
3. 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."
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.

EXHIBIT "A"
Exceptions
(continued)