

**When recorded return to:**  
Mark McGahan and Michelle McGahan  
24842 Hoehn Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2937

Aug 04 2020

Amount Paid \$6805.00  
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.: 620043259

**CHICAGO TITLE**  
620043259

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard A. Horne and Crystal A. Horne, 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 Mark McGahan and Michelle McGahan, husband and wife

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

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

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

PTN SE SE, 19-35-05

Tax Parcel Number(s): P39793 / 350519-0-173-0004, P39782 / 350519-0-164-0104

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 30, 2020

Richard A. Horne  
Richard A. Horne

Crystal A. Horne  
Crystal A. Horne

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard A. Horne and Crystal A. Horne 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: July 30, 2020

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

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39793 / 350519-0-173-0004 and P39782 / 350519-0-164-0104**

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PARCEL A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at a point 20.00 feet South and 398.00 feet East of the Northwest corner of said Southeast Quarter of the Southeast Quarter;  
thence East a distance of 224.00 feet;  
thence South a distance of 208.00 feet;  
thence West a distance of 224.00 feet;  
thence North a distance of 208.00 feet to the point of beginning.

PARCEL B:

That portion of the Southeast Quarter of the Southeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of that certain tract conveyed to John T. Tenneson et ux, et al, by deed dated June 26, 1972, and recorded June 30, 1972, under Auditor's File No. 770511, records of Skagit County, Washington, which point is approximately 1,043.64 feet North and 504.50 feet East of the Southwest corner of said subdivision;  
thence North 01°38'31" West to the South line of that certain tract conveyed to Clinton E. Holm, et ux, by deed dated and recorded September 19, 1952, under Auditor's File No. 480108, records of Skagit County, Washington, which point is approximately 228.00 feet South of the North line of said subdivision;  
thence West along said South line a distance of 106.50 feet;  
thence South 01°38'31" East to the North line of said Tenneson Tract;  
thence South 88°34'31" East along said North line to the true point of beginning.

ALL situated in Skagit County, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Right of way for road known as Hoehn Road, constructive notice of which is contained in various instruments of record;  
Affects: The Northerly portion of said premises
2. 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."  
  
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.  
  
4. City, county or local improvement district assessments, if any.