

When recorded return to:
Dillon J. Gorum and Madison Ozaki
23286 Meadow View Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3335
Aug 26 2020
Amount Paid \$5205.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043548

CHICAGO TITLE
620043548

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl L. McLaughlin, 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 Dillon J. Gorum and Madison Ozaki, a married couple

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

Tract 3, Short Plat No. 31-80, being a portion of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., approved May 21, 1980 and Recorded in Volume 4 of Short Plats, Page 99, under Auditor's File No. 8005270029, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P49853 / 360424-3-006-0301

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2020

Cheryl L. McLaughlin
Cheryl L. McLaughlin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cheryl L. McLaughlin is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 29 2020

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 06/29/2023

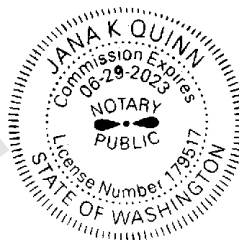


EXHIBIT "A"
Exceptions

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 Skagit County Short Plat No 31-80:
Recording No: 8005270029
2. Maintenance Agreement, including the terms, covenants and provisions thereof
Recording Date: March 13, 2007
Recording No.: 200703130063
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.

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: DILLON J. GORUM and MADISON OZAKI, husband and wife

Seller: CHERYL L. McLAUGHLIN, a single person, as her separate property

Property: TPN 360424-3-006-0301 (P49853)

Legal Description of Property:

(1.1100 ac) INC M/H 09610187GAB OAKMANOR 93 60X28; PTN SW1/4 SW1/4 AKA, SECTION 24, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. TRACT 3 S/P 31-80 APP 5-21-80 AF#8005270029.

Subject to: All covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Buyer is aware that the property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code Section 14.48, which states:

If your property is adjacent to property used for agricultural operations or included within and area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

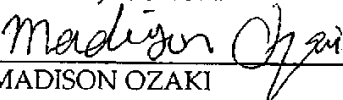
The Buyer and Seller authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the property.

BUYER:



DILLON J. GORUM

7/7/2020
Date



MADISON OZAKI

07/07/2020
Date

SELLER:



CHERYL L. McLAUGHLIN

07/07/2020
Date