

When recorded return to:
Eliot Blom and Susan Blom
13829 Avon Allen Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3605

Sep 10 2020

Amount Paid \$8895.00

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.: 620044008

CHICAGO TITLE
020044008

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. McCoy and Erika L. McCoy, 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 Eliot Blom and Susan Blom, 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.)

lot 3 SP NO. 92-049; ptu GL4 in 12.34-3

Tax Parcel Number(s): P103185 / 340312-0-045-0302

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 9, 2020


Robert D. McCoy


Erica L. McCoy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert D. McCoy and Erica L. McCoy 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: 09.10.2020


Name: Myria Hudson

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 03.01.2024

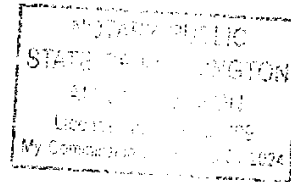


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103185 / 340312-0-045-0302

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 92-049, approved March 29, 1993, and recorded March 31, 1993, in Volume 10 of Short Plats, page 178, under Auditor's File No. 9303310018, records of Skagit County, Washington; being a portion of Government Lot 4, Section 12, Township 34, Range 3 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):
Recording Date: August 2, 1983
Recording No.: 8308020044
In favor of: Public Utility District No. 1
For: Pipelines and appurtenances
Affects: Said premises and other property
2. 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 Short Plat No. 92-049:

Recording No: 9303310018
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.