

**When recorded return to:**  
Tyler D. McKeen and Faith M. McKeen  
3515 Marion Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3647

Sep 14 2020

Amount Paid \$10141.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043582

CHICAGO TITLE  
620043582

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin McCarty and Brittany Wessel, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tyler D. McKeen and Faith M. McKeen, a married couple

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(s): 17, Cedar Glen Phase 2

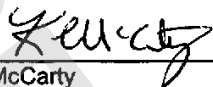
Tax Parcel Number(s): P120988 / 4825-000-017-0000

Subject to:

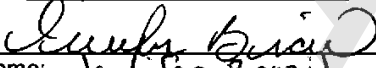
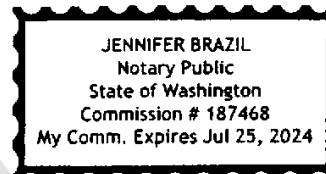
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 8, 2020

  
\_\_\_\_\_  
Kevin McCarty  
\_\_\_\_\_  
Brittany WesselState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin McCarty and Brittany Wessel are the persons who appeared before me, and said person 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: 9-10-2020  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120988 / 4825-000-017-0000**

LOT 17, "CEDAR GLEN PLAT PHASE II", RECORDED NOVEMBER 13, 2003 UNDER SKAGIT  
COUNTY AUDITOR'S FILE NO. 200311130098.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Properties in the West ½ of the Southeast ¼ of the Northeast ¼ of Section 27  
Purpose: Roadway and utilities  
Recording Date: November 8, 1972  
Recording No.: 776497  
Affects: An undisclosed portion of the subject property, being roadway serving the West ½ of the Southeast ½ of the Northeast ¼

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

2. Easement, including the terms and conditions thereof, disclosed by instrument:

Recorded: August 20, 1981  
Recording No.: 8108200071  
In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns  
For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services... "

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

3. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: September 11, 1981  
Recording No.: 8109110033  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

4. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: March 31, 2003  
Recording No.: 200303310327  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects:

**EXHIBIT "B"****Exceptions  
(continued)**

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

5. Easement, including the terms and conditions thereof, disclosed by instrument:

Recorded: September 4, 2003  
 Recording No.: 200309040153  
 In favor of: Port of Anacortes, a Washington municipal corporation  
 For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft  
 Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

6. 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 **CEDAR GLEN PLAT PHASE II:**

Recording No: 200311130098

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.