

When recorded return to:

Alec Clayton McClelland and Anna Lisa McClelland
1000 North Fruitdale Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

Affidavit No. 2021-174

Jan 14 2021

Amount Paid \$6405.00
Skagit County Treasurer
By Chelsea Stalcup Deputy



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620045640

Escrow No.: 620045640

STATUTORY WARRANTY DEED

THE GRANTOR(S) Damian A. Ibarra and Maura M. Ibarra, who acquired title as Maura M. Parker, 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 Alec Clayton McClelland and Anna Lisa McClelland, a married couple

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

Lot A, Short Plat No. SP-2-10, approved December 21, 2010, under Auditor's File No. 201012210062; being a portion of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 18, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

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


Tax Parcel Number(s): P130449 / 350518-4-014-1307

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

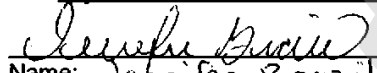
Dated: January 7, 2021



Damian A. Ibarra

Maura M. IbarraState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Damian A. Ibarra and Maura M. Ibarra 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: 1-8-2021

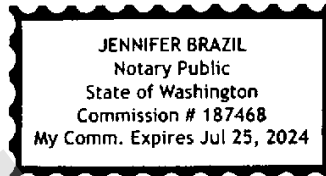
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Dated: February 6, 1906
Recording Date: April 30, 1906
Recording No.: Volume 63 of Deeds, page 175

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line right of way
Recording Date: March 17, 1971
Recording No.: 749848

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 5, 1971
Recording No.: 752195

4. 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 Short Plat No. 90-58.

5. 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 Short Plat SP-2-10:

Recording No: 201012210062

EXHIBIT "A"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by the City of Sedro-Woolley.