

When recorded return to:
Sofia Cavanaugh and Chad Cavanaugh
30837 State Route 20
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2345
May 26 2021
Amount Paid \$7765.00
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.: 620047504

CHICAGO TITLE
620047504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven McKay, as personal Representative for the Estates of Robert C. McKay and Gail McKay

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sofia Cavanaugh and Chad Cavanaugh, a married couple

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

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING NORTH OF STATE HIGHWAY 20.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P114007/ 350618-1-002-0600

Subject to:

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

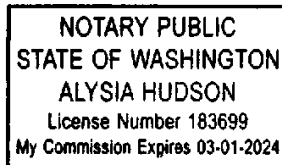
STATUTORY WARRANTY DEED
(continued)

Dated: May 14, 2021

Steven McKay, as personal Representative for the Estates of Robert C. McKay and Gail McKay

BY: Steven McKay
Steven McKay
Personal RepresentativeState of Washington
county of SkagitI certify that I know or have satisfactory evidence that Steven McKay

~~I~~/are the ~~person~~(s) who appeared before me, and said person acknowledged that ~~he~~/she/they signed this instrument, on oath stated that ~~he~~/she/they was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Robert McKay and Gail McKay to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 18, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 03 01 2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 16, 1925
Recording No.: 189912
Affects: The Northeast Quarter of the Northeast Quarter of Section 18

2. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: August 7, 2000
Recording No.: 200008070026

3. Agreement and the terms and conditions thereof:

Executed by: LDV Partnership, a general partnership and Todd Brisson, Charles Gallagher, Vibeke Gallagher and Cherri J. Bouley
Recording Date: December 23, 1996
Recording No.: 9612230068
Providing: Boundary Line Adjustment

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. 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

EXHIBIT "A"

Exceptions
(continued)

NR Lands."