

**When recorded return to:**

Eric A. Dubcak and Laura L. Dubcak  
2564 Francis Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048997

**CHICAGO TITLE**  
**620048997**

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Samuel D. Ferguson and Rachel Ferguson, 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 Eric A. Dubcak and Laura L. Dubcak, a married couple

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

LOT 1 OF SHORT PLAT NO. LU 07-053, RECORDED JUNE 6, 2008, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200806060124, BEING A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M. SKAGIT COUNTY, WASHINGTON. SIUTATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P24285 / 340409-0-002-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4947

Oct 28 2021

Amount Paid \$7989.00

Skagit County Treasurer

By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620048997

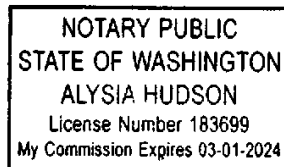
**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 20, 2021

Samuel D. Ferguson  
Samuel D. Ferguson  
Rachel Ferguson  
Rachel Ferguson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Samuel D. Ferguson and Rachel Ferguson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: OCTOBER 20, 2021

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
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 Energy, Inc.
Purpose:	Electrical transmission and/or distribution line, together with necessary appurtenances
Recording Date:	August 1, 2001
Recording No.:	200108010149
Affects:	Said premises
2. 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. LU 07-053:  
  
Recording No: 200806060124
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. Assessments, if any, levied by City of Mount Vernon.

**EXHIBIT "A"**

Exceptions  
(continued)

6. City, county or local improvement district assessments, if any.