

When recorded return to:

Joel P. McCloud and Kathleen J. McCloud
21951 Ratchford Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5086

Nov 04 2021

Amount Paid \$10230.00
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

CHICAGO TITLE
620047638

Escrow No.: 620047638

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey D. Gahan, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joel P. McCloud and Kathleen J. McCloud, husband and wife

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

The West 100 feet of the North 169.2 feet of Tract 20, PLATE NO. 2, SEDRO HOME ACREAGE,
according to the plat thereof, recorded in Volume 3 of Plats, page 60, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77189 / 4171-002-020-0304

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/3/21

Jeff Gahan
Jeffrey D. Gahan

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Gahan is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 03, 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

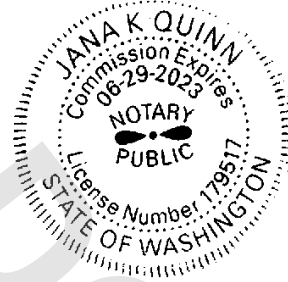


EXHIBIT "A"
Exceptions

1. 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."

2. Assessments, if any, levied by Sedro Woolley.
3. City, county or local improvement district assessments, if any.
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.