

When recorded return to:
Alex McGreck and Stephanie McGreck
40118 State Route 20
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050137

CHICAGO TITLE
620050137

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Ashe, Jr. and Brenda Ashe, 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 Alex McGreck and Stephanie McGreck, 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.)

LT. 2, SP NO. SP#96-035

NW SW 11-35-7

Tax Parcel Number(s): P113549 / 350711-3-009-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-68

Jan 06 2022

Amount Paid \$7205.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 3, 2022

Charles Ashe, Jr.
Charles Ashe, Jr.Brenda Ashe
Brenda AsheState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Charles Ashe Jr. and Brenda Ashe
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: 1/3/2022Ana Johnson
Name: Ana Johnson
Notary Public in and for the State of Washington
Residing at: Stanwood
My appointment expires: 4/19/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113549 / 350711-3-009-0200

LOT 2, SKAGIT COUNTY SHORT PLAT NO. SP#96-035, APPROVED OCTOBER 8, 1998, AND RECORDED OCTOBER 8, 1998, IN VOLUME 13 OF SHORT PLATS, PAGE 169, UNDER AUDITOR'S FILE NO. 9810080076, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 SKAGIT COUNTY SHORT PLAT NO. 96-035:

Recording No: 9810080076

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: January 5, 1999
 Recording No.: 9901050015
 Affects: Portion of said premises

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

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