

**When recorded return to:**  
Michael Caiden Presby  
1530 Douglas Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**  
*620050307*

Escrow No.: 620050307

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jenee L. Geoghegan, an unmarried person, as separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael Caiden Presby, an unmarried person and Cassiopeia  
Rachelle Wolfe, an unmarried person

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.)

PTN SE 1/4 NW 1/4 NE 1/4 30-34-04

Tax Parcel Number(s): P28955 / 340430-1-136-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-179

Jan 18 2022

Amount Paid \$5012.61  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 10, 2022

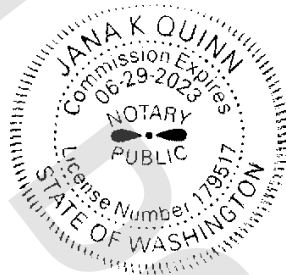
Jenee L. Geoghegan  
Jenee L. Geoghegan

State of Washington  
County of Skagit

This record was acknowledged before me on 01/11/2022 by  
Jenee L. Geoghegan

Jana K Quinn  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P28955 / 340430-1-136-0007**

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THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT 210 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 22 PLAT  
OF THE SOUTHERN ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 2 OF PLATS, PAGE 110, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;  
THENCE SOUTH A DISTANCE OF 90 FEET;  
THENCE WEST A DISTANCE OF 100 FEET;  
THENCE NORTH A DISTANCE OF 90 FEET;  
THENCE EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### 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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.