

When recorded return to:
Emily Cushman and Michael Cushman
3615 227th Street Southwest
Brier, WA 98036

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051011

Escrow No.: 620051011

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barry McGlothin and Andrea McGlothin, 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 Emily Cushman and Michael Cushman, also appearing of record as Emily C. Cushman and Michael J. Cushman, wife and husband

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. 95-002, BEING A PTN. NW SE, SEC. 32-33-4E, W.M.

Tax Parcel Number(s): P17668 / 330432-4-002-0033,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20221565

Apr 15 2022

Amount Paid \$17795.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2022



Barry McGlothlin

Andrea McGlothlinState of Washington
County of SnohomishThis record was acknowledged before me on 04/13/2022 by
Barry McGlothlin And Andrea McGlothlin

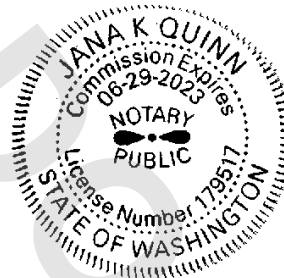
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17668 / 330432-4-002-0033

Parcel A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 95-002, as approved December 1, 1995, and recorded December 14, 1995, in Volume 12 of Short Plats, page 53, under Auditor's File No. 9512140103, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southeast Quarter of Section 32, Township 33, Range 4 East of the Willamette Meridian.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot strip shown as Cygnus Lane on the face of said SKAGIT COUNTY SHORT PLAT NO. 95-002, as approved December 1, 1995, and recorded December 14, 1995, in Volume 12 of Short Plats, page 53, under Auditor's File No. 9512140103, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof:

Recording Date: December 14, 1995

Recording No.: 9512140104

2. 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 Short Plat 95-002:

Recording No: 9512140103

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