

**When recorded return to:**  
Anthony Alvarez and Silvia Alvarez  
23369 Pringle Street  
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222105

May 20 2022

Amount Paid \$11120.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051295

**CHICAGO TITLE**  
620051295

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sharon L McPherson, trustee of the Sharon L. McPherson Inherited Property Trust, by Declaration of Trust dated April 8th and Lynn D McPherson, trustee of the Lynn D. McPherson Family Trust, by Declaration of Trust dated

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Anthony Alvarez and Silvia Alvarez, a married couple and Jerry Alvarez, an unmarried man

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.)

PARCEL A:

LT 1, BLOCK 23 "WEST ADDITION, CLEAR LAKE, WASH.",

PARCEL B:

LT 10, BLOCK 23, WEST ADDITION, CLEAR LAKE, WASH."

**P75077 / P75080**

**STATUTORY WARRANTY DEED**  
(continued)

Tax Parcel Number(s): P75077 /  
4144-023-001-0000, P75080 / 4144-023-010-0009

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 4/27/22

Sharon L McPherson, trustee of the Sharon L. McPherson Inherited Property Trust, by Declaration of Trust dated April 8th

BY: Sharon L. McPherson  
Sharon L. McPherson  
Trustee

Lynn D McPherson, trustee of the Lynn D. McPherson Family Trust, by Declaration of Trust dated

BY: Lynn D. McPherson  
Lynn D. McPherson  
Trustee

AS  
State of WA  
County of Pend Oreille

This record was acknowledged before me on 4/27/22 by Sharon L McPherson as Trustee of e Sharon L. McPherson Inherited Property Trust, by Declaration of Trust dated April 8th.

April Seyl  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: Hayden  
My commission expires: 3/14/26

APRIL SEYL  
Notary Public  
State of Washington  
License Number 165550  
My Commission Expires  
March 14, 2026

State of WA  
County of Pend Oreille

This record was acknowledged before me on 4/27/22 by Lynn D McPherson as Trustee of e Lynn D. McPherson Family Trust, by Declaration of Trust dated.

April Seyl  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: Hayden  
My commission expires: 3/14/26

APRIL SEYL  
Notary Public  
State of Washington  
License Number 165550  
My Commission Expires  
March 14, 2026

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P75077 /  
4144-023-001-0000 and P75080 / 4144-023-010-0009

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PARCEL A:

LOT 1, BLOCK 23 "WEST ADDITION, CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOT 10, BLOCK 23, WEST ADDITION, CLEAR LAKE, WASH." AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED BANDY STREET, SOMETIMES WRITTEN AS BRANDY STREET, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. 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 WEST ADDITION, CLEAR LAKE, WASH:

Recording No: 162960

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 Boundary Line Adjustment:

Recording No: 200710300026

3. Notice of On-Site Sewage System Operation and Maintenance Requirements and the terms and conditions thereof:

Recording Date: September 23, 2013  
Recording No.: 201309230047

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

Granted to: Skagit County, a political subdivision of the State of Washington  
Recording Date: April 9, 2018  
Recording No.: 201804090045

5. 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 Survey:

Recording No: 201805160004

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

**EXHIBIT "B"**Exceptions  
(continued)

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. 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.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 28, 2022  
between Anthony Alvarez Sylvia Alvarez ("Buyer")  
Buyer Buyer  
and McPherson Inherited Property Sharon L McPherson (Te) ("Seller")  
Seller Seller  
concerning 23369 Pringle Street Clear Lake WA 98235 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authorized by  
Anthony Alvarez 03/28/2022  
Buyer Date

Authorized by  
Sharon McPherson 03/29/22  
Seller Date

Authorized by  
Sylvia Alvarez 03/28/2022  
Buyer Date

Sharon McPherson 4/27/22  
Seller Date  
Lynn D. McPherson 4/27/22  
Seller Date