

When recorded return to:

Jennifer M. Vander Ploeg and
Nicholas W. Vander Ploeg
23863 Swede Creek Lane
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

Guardian NW Title 22-15808-TW

THE GRANTOR(S) Janella McDonald, as her separate estate, and Brian J. McDonald, Trustee of David John McDonald Testamentary Trust created under Skagit County Superior Court Cause No. 17-4-00309-3, 9933 40th Place Southeast, Lake Stevens, WA 98258,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jennifer M. Vander Ploeg and Nicholas W. Vander Ploeg, a married couple

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

Tract 4 of Short Plat No. 88-39, located in the Southeast 1/4 of Section 36, Township 36 North, Range 4 East, W.M., approved May 6, 1991 and recorded May 9, 1991, in Volume 9 of Short Plats, Page 359, under Auditor's File No. 9105090015, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those portions of the Easterly and Northerly portions of Tract 1 of said Short Plat delineated thereon as 60 foot access and utility easement.

Abbreviated legal description: Tract 4 of SP 88-39

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P99227 / 360436-4-008-0300

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15808-TW

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222518

Jun 17 2022

Amount Paid \$11654.00

Skagit County Treasurer
By Lena Thompson Deputy

of 3

Dated: 06/19/22

David J. McDonald TRUST dated April 17, 2020

By: Brian McDonald
Brian John McDonald, Trustee

Janella McDonald
Janella McDonald

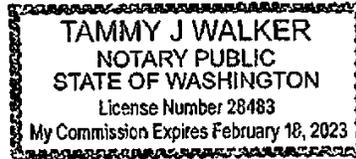
STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on 9th day of June, 2022 by Brian John McDonald, Trustee of David J. McDonald TRUST dated April 17, 2020 and Janella McDonald.

Tammy
Signature

Notary
Title

My appointment expires: 2/18/23



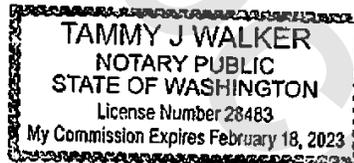
STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on 13th day of June, 2022 by Janella McDonald.

Tammy
Signature

Notary
Title

My appointment expires: 2/18/23



Statutory Warranty Deed
LPB 10-05

Order No.: 22-15808-TW

EXHIBIT A
22-15808-TW

1. Reservations, provisions and/or exceptions contained in instrument executed by Glacier Park Company, a Minnesota Corporation, recorded June 22, 1956 as Auditor's File No. 537778.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

2. Regulatory notice/agreement regarding Variance No. V88-012 that may include covenants, conditions and restrictions affecting the subject property, recorded April 14, 1988 as Auditor's File No. 8804140021 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 14, 1988, as Auditor's File No. 8812140067.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 88-39 recorded May 9, 1991 as Auditor's File No. 9105090015.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Lowrie Ruddell, Sandra Ruddell, Mark D. Edick and Rosella R. Edick, recorded June 12, 1991 as Auditor's File No. 9106120072.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreation rights which limit or prohibit use of the land or water.