

**When recorded return to:**  
Cathy Wheatcroft and Christopher Wheatcrof  
1450 Clancy Court  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620051401

Escrow No.: 620051401

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cody G. McCranie and Meghan A. Templeton, 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 Cathy Wheatcroft, an unmarried person and Christopher  
Wheatcroft, 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.)

LT 4, SHORT PLAT NO. BURL-4-95 **PTN SE 32-35-04**

Tax Parcel Number(s): P72239 / 4077-135-026-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222529

**Jun 17 2022**

Amount Paid \$8761.50  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 9, 2022

Cody G. McCranie

Cody G. McCranie

Meghan A. Templeton

Meghan A. Templeton

State of Washington  
County of Skagit

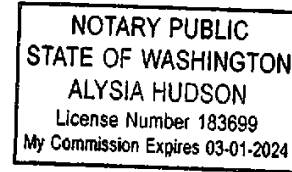
This record was acknowledged before me on June 14, 2022 by  
Meghan A. Templeton and Cody G. McCranie

Alysia Hudson

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 03-01-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P72239 / 4077-135-026-0400**

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LOT 4, SHORT PLAT NO. BURL-4-95 FILED IN VOLUME 12 OF SHORT PLATS AT PAGE 86, UNDER AUDITOR'S FILE NO. 9603270063, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 26 AND 30, BLOCK 135, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 89°45'43" EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 312.22 FEET;

THENCE SOUTH 00°09'42" EAST, A DISTANCE OF 122.00 FEET TO THE SOUTH LINE OF SAID LOT 4;

THENCE SOUTH 89°45'43" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 312.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00°04'43" WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THE NORTH 20 FEET THEREOF.

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 Short Plat No. BURL-4-5:

Recording No: 9603270063

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 7, 1999  
Recording No.: 9907070064

3. 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: 202110080086

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.

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

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

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 May 15, 2022

between	<u>Cathy Wheatcroft</u> <small>Buyer</small>	<u>Christopher Wheatcroft</u> <small>Buyer</small>	("Buyer")
and	<u>Cody G McCranie</u> <small>Seller</small>	<u>Meghan A Templeton</u> <small>Seller</small>	("Seller")
concerning	<u>1450 Clancy Court</u> <small>Address</small>	<u>Burlington</u> <small>City</small>	<u>WA 98233</u> <small>State Zip</small> (the "Property")

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.

Authentisior  
Cathy Wheatcroft 05/16/2022  
Buyer Date

DocuSigned by:  
Cody G McCranie 5/16/2022  
Seller AC7DFE347F... Date

Authentisior  
Christopher Wheatcroft 05/16/2022  
Buyer Date

DocuSigned by:  
Christopher Wheatcroft 5/16/2022  
Seller EA22731434... Date