

When recorded return to:

Jeffery Thornburg and Jessica Thornburg
34247 and 34259 North Shore Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052515

CHICAGO TITLE
620052515

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Anne McClaire, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeffery Thornburg and Jessica Thornburg, a married couple

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

LOTS 55 AND 56, BLOCK 2, LAKE CAVANAUGH SUBDIVISION NO. 1, AS PER PLAT
RECORDED IN VOLUME 5 OF PLATS, PAGES 37 TO 43, INCLUSIVE, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66393 / 3937-002-055-0002, P66394 / 3937-002-056-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224040

Sep 30 2022

Amount Paid \$14591.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 23, 2022

Mary Anne McClaire
Mary Anne McClaire

State of Washington

County of Skagit

This record was acknowledged before me on 09/27/2022 by Mary Anne McClaire.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
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 the Plat of Lake Cavanaugh Subdivision No. 1:

Recording No: 393244

2. Skagit County Conditional Agreement and the terms and conditions thereof:

Recording Date: August 17, 1993
Recording No.: 9308170022
Affects: Lot 55

3. Notice of On-Site Sewage System Status and the terms and conditions thereof:

Recording Date: October 22, 1993
Recording No.: 9310220085
Affects: Lot 55

4. Certificate of water right and the terms and conditions thereof:

Recording Date: September 22, 1994
Recording No.: 9409220059
Affects: Lot 55

5. Drinking water system status report and the terms and conditions thereof:

Recording Date: October 12, 1994
Recording No.: 9410120033
Affects: Lot 55

6. Title Notification and the terms and conditions thereof:

Recording Date: May 17, 2000
Recording No.: 20005170009
Affects: Lot 55

7. 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

EXHIBIT "A"

Exceptions
(continued)

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."

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

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 9/1/2022
between Jeffrey Thornburg Jessica Thornburg ("Buyer")
Buyer Buyer
and Mary Anne McClaire ("Seller")
Seller
concerning 34247 N Shore Dr Mount Vernon WA 98274 (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.

<u>Jeffrey Thornburg</u> Buyer	<u>09/02/22</u> Date	<u>Mary Anne McClaire</u> Seller	<u>8/31/22</u> Date
<u>Jessica Thornburg</u> Buyer	<u>09/02/22</u> Date	_____	_____