

**When recorded return to:**  
Timothy White  
Bel Air Manor, LLC  
2111 East Fir Street  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620051809

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051809

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Douglas W McCaleb, Personal Representative of the Estate of Patricia A McCaleb, deceased and Douglas W McCaleb, Personal Representative of the Estate of Bruce P McCaleb, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bel Air Manor, LLC, a Washington limited liability company

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, "BEL-AIR MANOR SECOND ADDITION, MOUNT VERNON, WASHINGTON"**

Tax Parcel Number(s): P52325 / 3706-000-002-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224462

Nov 02 2022

Amount Paid \$5605.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11-1-22

Estate of Patricia A McCaleb, deceased

BY: *Douglas W McCaleb*  
Douglas W McCaleb  
Personal Representative

Estate of Bruce P McCaleb, deceased

BY: *Douglas W McCaleb*  
Douglas W McCaleb  
Personal Representative

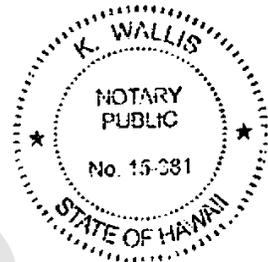
State of Hawaii

County of Kauai

This record was acknowledged before me on 11-1-22 by Douglas W McCaleb  
as Personal Representative of Estate of Patricia A McCaleb, deceased.

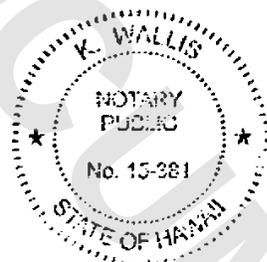
*K. Wallis*  
(Signature of notary public) K. Wallis  
Notary Public in and for the State of Hawaii  
My appointment expires: 10/25/23

State of Hawaii (see attached)  
County of Kauai



This record was acknowledged before me on 11-1-22 by Douglas W McCaleb  
as Personal Representative of Estate of Bruce P McCaleb, deceased.

*K. Wallis*  
(Signature of notary public) K. Wallis  
Notary Public in and for the State of Hawaii  
My appointment expires: 10/25/23  
(see attached)



**HAWAII ACKNOWLEDGMENT**  
H.R.S. 502-41(6); H.A.R. 5-11-8

State of Hawaii  
 City and County of Honolulu OR } ss.  
 County of Kauai

On this 1st day of November 2022 in the 5th Circuit, State of Hawaii,  
Day Month Year Name of Circuit

before me personally appeared Douglas W McCaleb (i)  
Name of Signer 1

(and \_\_\_\_\_ (i) to me personally known or proved  
Name of Signer 2 (if any)

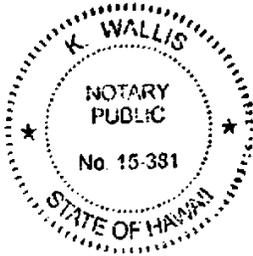
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to  
this instrument, who, being by me duly sworn or affirmed, did say that he/she executed the foregoing

instrument identified or described as Statutory Warranty Deed as his/her  
Type of Document

free act and deed, and if applicable, in the capacity shown having been duly authorized to execute such

instrument in such capacity. The foregoing instrument is dated 11-1-22 and  
Date of Document

contained 5 <sup>KW</sup> pages at the time of this acknowledgment/certification.  
No. of Pages



Place Notary Seal or Stamp Above

K. Wallis  
Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: 10/25/23

[Signature]  
Signature of Notary Public

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P52325 / 3706-000-002-0009**

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LOT 2, "BEL-AIR MANOR SECOND ADDITION, MOUNT VERNON, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Bel-Air Manor Second Addition Mount Vernon, Washington:

Recording No: 579339

2. Covenants, conditions, restrictions and easements 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: December 3, 1959

Recording No.: 588494

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.
6. 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 October 10, 2022

between Timothy B White ("Buyer")  
Buyer Buyer  
and Estates Of Bruce & Patricia Mc Douglas McCaleb (Administrator) ("Seller")  
Seller Seller  
concerning 2111 E Fir Street Mount Vernon WA 98273 (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.

Authentic  
Timothy B White 10/10/2022  
Buyer Date

Authentic  
Douglas McCaleb 10/10/22  
Seller Date

Buyer Date

*[Handwritten Signature]* 10/10/22  
Seller Date