

When recorded return to:
Timothy White
Bel Air Manor, LLC
12708 Leatherwood Lane
BOW, WA 98232

CHICAGO TITLE
620052769

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052769

STATUTORY WARRANTY DEED

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

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 12, "BEL-AIR MANOR SIXTH ADDN"

Tax Parcel Number(s): P78367 / 4215-000-012-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224463

Nov 02 2022

Amount Paid \$5605.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 11-1-22

Estate of Bruce P. McCaleb

BY: *Douglas McCaleb*
Douglas McCaleb
Personal Representative

Estate of Patricia A. McCaleb

BY: *Douglas McCaleb*
Douglas McCaleb
Personal Representative

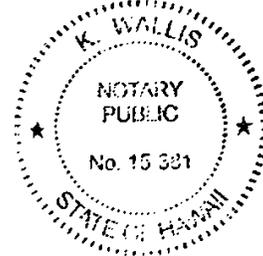
State of Hawaii

County of Kauai

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

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

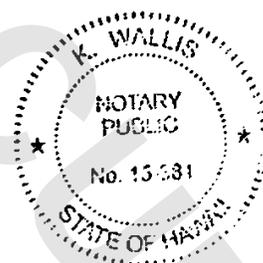
State of Hawaii (see attached) acknowledgment
County of Kauai



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

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

(see attached) acknowledgment



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

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

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

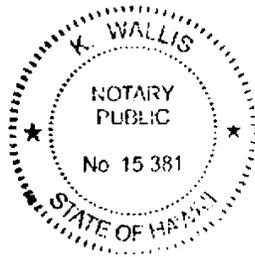
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
this instrument, who, being by me duly sworn or affirmed, did say that he/she executed the foregoing

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 6 ^{dw} 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): P78367 / 4215-000-012-0009

LOT 12, "BEL-AIR MANOR SIXTH ADDITION", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: October 20, 1965
Recording No.: 673294

Note: Said instrument contains the following description: Lots 13, 14, 15, 16, 17, 23 and 24 in the proposed Plat of Bel-Air Manor in Mt. Vernon, located in the Southeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

We are unable to determine the exact lots to which these restrictions apply, by reason of the foregoing ambiguous description.

2. 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 Sixth Addition:

Recording No: 798317

3. 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: March 27, 1974
Recording No.: 798389

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

EXHIBIT "B"

**Exceptions
(continued)**

7. 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 and/or Assigne ("Buyer")
Buyer Buyer
and Douglas McCaleb Estates Of Bruce & Patricia Mc ("Seller")
Seller Seller
concerning 1115 Nylin Court 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.

Authentication
Timothy B White 10/10/2022
Buyer Date

Authentication
Douglas McCaleb 10/10/22
Seller Date

Buyer Date

[Signature] 11/1/22
Seller Date