

**When recorded return to:**  
Michael J Girdner  
Grupa Fiducia LLC  
3079 E Palm Avenue, Suite 102  
Manteca, CA 95337

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20235540  
Feb 21 2023  
Amount Paid \$2725.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053111

**CHICAGO TITLE**

620053111

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas McCaleb, Personal Representative of The Estate of Bruce P. McCaleb, deceased and Douglas McCaleb, Personal Representative of The Estate of Patricia A 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 Grupa Fiducia LLC, a California 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.)

Lot 7, Block 16, Calhouns Addition to Anacortes

Tax Parcel Number(s): P74185 / 4124-016-007-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 20, 2022

The Estates of Bruce P. McCaleb and Patricia A. McCaleb, deceased

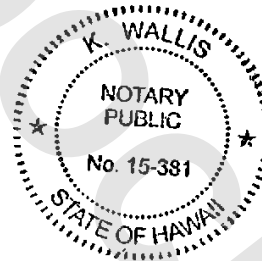
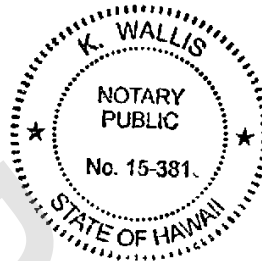
BY: *Douglas McCaleb*

Douglas McCaleb

Personal Representative

State of Hawaii  
County of KauaiThis record was acknowledged before me on 12/21/22 by Douglas McCaleb as Personal Representative of the Estates of Bruce P. McCaleb and Patricia A. McCaleb, deceased.*K. Wallis*  
(Signature of notary public) K. Wallis  
Notary Public in and for the State of Hawaii  
My commission expires: 10/25/23my commission  
expires 10/25/23Doc. Date: 12/20/22 <sup>KW</sup> # Pages 4

Notary Name: K. Wallis Fifth Circuit

Doc. Description Statutory  
Warranty Deed*K. Wallis* 12/21/22  
Notary Signature Date

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74185 / 4124-016-007-0002**

Lot 7, Block 16, CALHOUN ADDITION TO THE TOWN OF LACONNER, as per plat recorded in Volume 1 of Plats, Page 14, records of Skagit County, Washington.

EXCEPT roads.

Situated in Skagit County, Washington.

**EXHIBIT "B"****Exceptions**

1. 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."
2. Assessments, if any, levied by La Conner.
3. City, county or local improvement district assessments, if any.
4. 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.