

When recorded return to:
Richard Alan McCabe and Jodi Lee McCabe
7407 Thomas Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235822

Mar 15 2023

Amount Paid \$5045.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052149

CHICAGO TITLE
620052149

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather Schuh and Brandon Schuh, 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 Richard Alan McCabe and Jodi Lee McCabe, a married couple

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

LOT 5, "PLAT OF AVALON HEIGHTS, " AS PER PLAT RECORDED ON AUGUST 22, 2007,
UNDER AUDITOR'S FILE NO. 200708220070, 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): P126682 / 4939-000-005-0000

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: March 6, 2023




Heather Schuh



Brandon Schuh

State of Washington
County of SkagitThis record was acknowledged before me on 3-10-2023 by Heather Schuh and Brandon Schuh.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

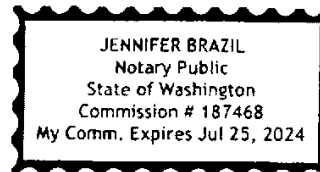


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 23, 1994
Recording No.: 9411230101
Matters shown: Possible encroachments of fences by undisclosed amounts
Affects: Lot 12 only

2. Quit Claim Deed boundary line adjustment and the terms and conditions thereof

Recording Date: June 13, 1994
Recording No.: 9406130087

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 13, 1994
Recording No.: 9406130088

4. Easement and the terms and conditions thereof

Recording Date: June 17, 2005
Recording No.: 200506170166

5. Lot of Record Certifications and the terms and conditions thereof

Recording Date: October 27, 2005
Recording No.: 200510270159
Recording No.: 200510270160

6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: June 21, 2006
Recording No.: 200606210130

7. Declaration of Covenant and the terms and conditions thereof

Recording Date: July 19, 2006
Recording No.: 200607190067

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 26, 2006
Recording No.: 200607260046

9. Plat of Lot Record Certification and the terms and conditions thereof

Recording Date: August 22, 2007
Recording No.: 200708220071

10. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: June 22, 2007
Recording No.: 200708220072

11. Deed of Natural Resource Land Easement and the terms and conditions thereof

Recording Date: August 22, 2007
Recording No.: 200708220073

12. 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: August 22, 2007
Recording No.: 200708220075

13. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Avalon Heights Homeowners Association
Recording Date: August 22, 2007
Recording No.: 200708220075

14. 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

EXHIBIT "A"

Exceptions
(continued)

law, as set forth on the Plat of Avalon Heights:

Recording No: 200708220070

15. Notice to Future Property Owners and the terms and conditions thereof

Recording Date: July 3, 2008
Recording No.: 200807030093

16. Water Users Agreement and the terms and conditions thereof

Recording Date: July 3, 2008
Recording No.: 200807030094

17. Reciprocal Access and Utility Easement and the terms and conditions thereof:

Recording Date: September 18, 2014
Recording No.: 201409180008

18. Trail Easement Agreement including the terms, covenants and provisions thereof

Recording Date: September 26, 2016
Recording No.: 201609260076

19. 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."

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