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04/26/2023 10:55 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
McCormick Lane Holdings, LLC
7693 Merganser Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236253
Apr 26 2023
Amount Paid \$11787.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GNW 23-17684
Order No.: NXP-0541066

THE GRANTOR(S)

Gary L. Hayes and Molly H. Hayes, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

McCormick Lane Holdings, LLC, a Washington limited liability company

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

**See Exhibit A attached hereto and by this reference incorporated in and made a part
hereof.** pg. 3

Abbreviated Legal: Section 19, Township 34 North, Range 4 East; Ptn. Gov. Lot 13

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record as attached on
Exhibit "B".

For further particulars reference is made to Exhibit "C" attached hereto and by this reference made a
part hereof. Exhibit "C" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P26638/340419-0-288-0008

Dated: April 19, 2023

Gary L. Hayes
Gary L. Hayes

Molly H. Hayes
Molly H. Hayes

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on April 21st, 2023 by Gary L. Hayes.

Stamp



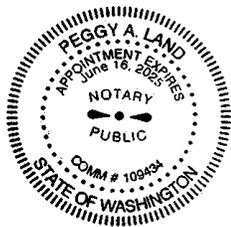
Peggy A. Land
Notary Public
My commission expires: June 16, 2025

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on April 21st, 2023 by Molly H. Hayes.

Stamp



Peggy A. Land
Notary Public
My commission expires: June 16, 2025

EXHIBIT A

Legal Description

That portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M., lying Northerly of the Dike District No. 1 right-of-way and described as follows:

BEGINNING at a point 429 feet East and 30 feet South of the Northwest corner of Government Lot 13 of said Section 19;
thence East parallel to the North line of Government Lot 13, 189.75 feet; thence South to the Skagit River;
thence Westerly along the said river to a point due South of the POINT OF BEGINNING;
thence North to the POINT OF BEGINNING;

EXCEPT therefrom right-of-way for County road,

AND EXCEPT therefrom the following described tracts:

Tract "X"

BEGINNING at a point 534 feet East and 30 feet South of the Northwest corner of said Government Lot 13;
thence South 2°45'09" East parallel with the West line of that certain tract conveyed to Frank E. McCormick and Margaret H. McCormick, his wife, by deed filed October 30, 1928, under Auditor's File No. 217675, and recorded in Volume 145 of Deeds, page 596, records of Skagit County, Washington, a distance of 442 feet, more or less, to the Southwest corner of that certain tract conveyed to Ralph S. Loy and Agnes G. Loy, by deed recorded October 7, 1968, under Auditor's File No. 719005, in Volume 22 of Deeds, page 184, records of Skagit County, Washington;
thence North 85°19'40" East parallel with the North line of Government Lot 13, 84.24 feet to the East line of said McCormick tract;
thence North along the East line of said McCormick tract to the South line of the County road commonly known as the McLean Road;
thence Westerly along the South line of said County road to the POINT OF BEGINNING;

Tract "Y"

BEGINNING at a point 429 feet East and 30 feet South of the Northwest corner of said Government Lot 13;
thence East parallel to the North line of said subdivision, 85 feet;
thence South 300 feet;
thence West 85 feet to a point due South of the POINT OF BEGINNING;
thence North 300 feet, more or less, to the POINT OF BEGINNING.

Tract "Z"

ALSO EXCEPT any portion of Lots 1 and 2, Short Plat No. MV-6-92, approved November 30, 1992 and recorded December 2, 1992 under Skagit County Auditor's File No. 9212020047, being a portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH that portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of the West 429.00 feet (as measured perpendicular to the West line) of said Government Lot 13;
thence South 0°15'11" West parallel with said West line of Government Lot 13, for a distance of 30.02 feet, more or less, to the Southerly right-of-way margin of McLean Road
thence South S8°21'00" West along said South right-of-way margin of McLean Road for a distance of 7.00 feet, more or less, to the Northwest corner of that certain parcel conveyed to Richard E. Meyer and Lois Meyer, husband and wife, by Quit Claim deed recorded under Auditor's File No. 200305190147;
thence South 0°06'55" East along the West line of said Meyer parcel for a distance of 279.94 feet to the Southwest corner thereof;

thence North 88°21'00" East along the South line of said Meyer parcel for a distance of 5.20 feet, more or less, to the East line of said West 429.00 feet of Government Lot 13 and being the TRUE POINT OF BEGINNING;

thence South 0°15'11" West parallel along said East line of the West 429.00 feet of Government Lot 13 for a distance of 856.34 feet, more or less, to the Northerly margin of Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049;

thence South 66°08'57" West along said Northerly right-of-way margin for a distance of 1.24 feet to an angle point;

thence South 56°23'00" West along said Northerly right-of-way for a distance of 5.01 feet;

thence North 00°12'20" East for a distance of 859.44 feet, more or less, to a point bearing South 88°21'00" West from the TRUE POINT OF BEGINNING;

thence North 88°21'00" East for a distance of 6.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

APN/Parcel(s): P26638/340419-0-288-0008

Exhibit "B" – Subject to – Deed Exception(s)

Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of electronic transmission and/or distribution line, and communications cables and facilities,, in favor of Public Utility District No.1 of Skagit County, recorded April 8, 1948 as Auditor's File No. 416698.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 10, 1949, as Auditor's File No. 426918.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 19, 1950, as Auditor's File No. 448503.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 17, 1959, as Auditor's File No. 579212.

Easement, affecting a portion of subject property for the purpose of Pipeline right of way including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded March 25, 1966 as Auditor's File No. 680541

Easement, affecting a portion of subject property for the purpose of Ingress and egress including terms and provisions thereof granted to Adjoining land owners recorded March 22, 1960, July 17, 1961 and October 7, 1968 as Auditor's File No. 592259, 610020 and 719005

Provisions and matters regarding Boundary Line Adjustment set forth on document recorded August 13, 2021 under Auditor's File No. 202108130124.

Exhibit "C" – Skagit County Right-To-Manage Natural Resource Lands Disclosure

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 March 23, 2023

between 7 Roses LLC ("Buyer")
Buyer
and Gary L Hayes ("Seller")
Seller Molly H Hayes ("Seller")
Seller
concerning 317 McCormick Lane 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.

Signature
Jim Spane 03/23/2023
Buyer Date

Signature
Gary L Hayes 03/24/23
Seller Date

Buyer Date

Signature
Molly H Hayes 03/24/23
Seller Date