

When recorded return to:
Stephen Baker and Megan Baker
1412 Digby Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237215

Jul 11 2023

Amount Paid \$7525.00
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

CHICAGO TITLE
620053932

Escrow No.: 620053932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael McDonald and Rebecca McDonald, 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 Stephen Baker and Megan Baker, a married couple

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 D-23-C, (REVISED) "MOUNT VERNON LAND USE NO. LU 06-030"

Tax Parcel Number(s): P124816 / 4900-004-023-0300

BEING PTN. NE 28-34-04

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

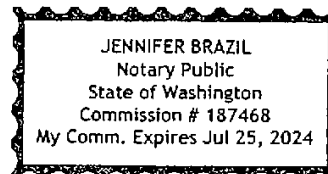
Dated: June 30, 2023Michael McDonald
Michael McDonaldRebecca McDonald
Rebecca McDonaldState of WashingtonCounty of SkagitThis record was acknowledged before me on June 30, 2023 by Michael McDonald and Rebecca McDonald.Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124816 / 4900-004-023-0300

LOT D-23-C, (REVISED) "MOUNT VERNON LAND USE NO. LU 06-030", BY BOUNDARY LINE ADJUSTMENT RECORDED MARCH 4, 2008 UNDER AUDITOR'S FILE NO. 200803040069 AND FEBRUARY 14, 2008 UNDER AUDITOR'S FILE NO. 200802140087, AND APPROVED JULY 26, 2006, RECORDED JULY 27, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607270145, BEING A PORTION OF LOTS D-23-A, D-23-B, D-23-C, D-23-D, D-23-E AND D-23-R AS SHOWN ON AMENDED P.U.D. AND RE-PLAT OF LOTS D-20, D-21, D-23, D-24, AND D-25, "MADDOX CREEK P.U.D. PHASE 3", AS PER MOUNT VERNON LAND USE NO. LU-06-030 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607270145, BEING IN A PORTION OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT D-23-R;
THENCE NORTH 54°38'47" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT D-23-R FOR A DISTANCE OF 100.22 FEET;
THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 72.19 FEET;
THENCE NORTH 53°43'08" EAST FOR A DISTANCE OF 35.00 FEET;
THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 3.00 FEET;
THENCE NORTH 53°43'08" EAST FOR A DISTANCE OF 20.19 FEET,
THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 3.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 53°43'08" EAST FOR A DISTANCE OF 20.19 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF LOT D-23-D REVISED;
THENCE SOUTH 36°16'52" EAST ALONG SAID SOUTHWESTERLY LINE, OR EXTENDED, FOR A DISTANCE OF 55.00 FEET;
THENCE SOUTH 53°43'08" WEST FOR A DISTANCE OF 20.19 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 36°16'52" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 55.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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 Maddox Creek P.U.D. Phase 1:

Recording No: 9609090082

2. Power of Attorney and Agreement regarding formation of Local Improvement District and the terms and conditions thereof:

Recording Date: September 9, 1996

Recording No.: 9609090083

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: September 20, 1996

Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000

Recording No.: 200011030078

4. 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: September 20, 1996

Recording No.: 9609200055

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

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal

EXHIBIT "B"Exceptions
(continued)

corporation
 Purpose: Water pipeline
 Recording Date: December 17, 1997
 Recording No.: 9712170076
 Affects: Portion of said premises

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

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Purpose: Water pipeline
 Recording Date: April 4, 2000
 Recording No.: 200004040010
 Affects: Portion of said premises

7. 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 Maddox Creek P.U.D. Phase 3:

Recording No: 200008140137

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

In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: January 22, 2002
 Recording No.: 200201220124
 Affects: Portion of said premises

9. 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 Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24 and D-25, Maddox Creek P.U.D. Phase 3:

Recording No: 200607270145

EXHIBIT "B"Exceptions
(continued)

10. 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: July 27, 2006
Recording No.: 200607270146

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 2006
Recording No.: 200610300168

11. 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: View Crest Townhouse Association
Recording Date: July 27, 2006
Recording No.: 200607270146

12. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof

Recording Date: February 14, 2008
Recording No.: 200802140087

13. 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 Boundary Line Adjustment Survey:

Recording No: 200803040069

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

15. Assessments, if any, levied by Mt Vernon.

16. Assessments, if any, levied by Maddox Creek Master Community.

EXHIBIT "B"

Exceptions
(continued)

17. Assessments, if any, levied by View Crest Townhome Owner's Association.
18. City, county or local improvement district assessments, if any.

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 June 8, 2023
between Stephen Baker Megan Baker ("Buyer")
Buyer Buyer
and Rebecca McDonald Michael McDonald ("Seller")
Seller Seller
concerning 1412 Digby Place Mount Vernon WA 98274 (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.

Authenticator
Stephen Baker 06/08/2023
Buyer Date
Authenticator
Megan Baker 06/08/2023
Buyer Date

Authenticator
Becky McDonald 04/11/2023
Seller Date
Authenticator
Michael R McDonald 04/11/2023
Seller Date