

202309150049

09/15/2023 11:10 AM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor, WA

**When recorded return to:**  
Matt Forstein and Margaret Forstein  
17853 Maiben Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238072  
Sep 15 2023  
Amount Paid \$13709.40  
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**  
620 854540

Escrow No.: 620054540

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dorothy L. McTaggart, Trustee of The Charles M McTaggart and Dorothy L. McTaggart Living Trust, dated Jan 28 2005, as to Parcel A. and Dorothy Lynn McTaggart, an unmarried person, as to Parcels B and C

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Matt Forstein and Margaret Forstein, 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. B, SPL NO. PL-03-0627, REC NO. 200411120170, BEING PTN GOVT LT. 4, SEC 35-36-2E, W.M.

Tax Parcel Number(s): P47379 / 360235-0-020-0100, P68850 / 3993-000-007-00006, P68851 / 3993-000-008-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 8/28/23

The Charles W McTaggart and Dorothy L. McTaggart Living Trust, dated Jan 28 2005

BY: Dorothy Lynn McTaggart  
Dorothy Lynn McTaggart  
Trustee

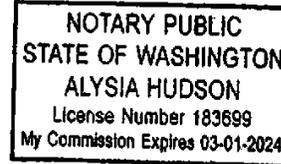
Dorothy Lynn McTaggart  
Dorothy Lynn McTaggart

State of Washington

County of Skagit

This record was acknowledged before me on August 28, 2023 by Dorothy Lynn McTaggart as Trustee of Dorothy L. McTaggart, Trustee of The Charles M McTaggart and Dorothy L. McTaggart Living Trust, dated Jan 28 2005 and Dorothy Lynn McTaggart

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P47379 / 360235-0-020-0100, P68850 / 3993-000-007-00006 and P68851 / 3993-000-008-0005**

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PARCEL A:

LOT B OF SHORT PLAT NO. PL-03-0627, APPROVED NOVEMBER 9, 2004 AND RECORDED NOVEMBER 12, 2004, UNDER AUDITOR'S FILE NO. 200411120170, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL B:

TRACT 7, SAMISH-VUE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL C:

TRACT 8, SAMISH-VUE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Samish-Vue Tracts:  
 Recording No: 528843  
 Affects: B and C
  
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 Short Plat 15-87:  
 Recording No: 8712140008  
 Affects: Parcel A
  
3. Declaration of Easement for ingress/egress and covenants for road maintenance and view and the terms and conditions thereof:  
 Recording Date: August 9, 1988  
 Recording No.: 8808090025  
 Road Declaration modification recorded under Recording No. 8901270100
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Purpose: a non-exclusive easement to allow the encroachment of the Grantee's house and adjoining caves over, under and across  
 Recording Date: June 11, 1996  
 Recording No.: 9606110059  
 Affects: Parcel A
  
5. 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 Survey:

**EXHIBIT "B"**Exceptions  
(continued)

Recording No: 9504260080

6. 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 Survey:

Recording No: 200311070114

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Short Plat No. PL-03-0627:

Recording No: 200411120170

Affects: Parcel A

8. Non-Exclusive easement & maintenance declaration and the terms and conditions thereof:

Recording Date: November 12, 2004

Recording No.: 200411120171

Affects: Parcel A

9. Protected Critical area easement and the terms and conditions thereof:

Recording Date: November 12, 2014

Recording No.: 200411120172

Affects: Parcel A

10. Notice of On-site sewage system maintenance agreement requirement and the terms and conditions thereof:

Recording Date: July 9, 2008

Recording No.: 200807090053

Affects: Parcel A

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

12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

**EXHIBIT "B"**

Exceptions  
(continued)

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."