

When recorded return to:
Greg J McIntosh and Jacquelyn Scheer McIntosh
725 Upland Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20238533
OCT 26 2023

Amount Paid \$ 8,409.00
Skagit Co. Treasurer
By *KQ* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055117

Escrow No.: 620055117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Estabrook, Unmarried as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Greg J McIntosh and Jacquelyn Scheer McIntosh, husband and wife

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 34, "THE UPLANDS"

Tax Parcel Number(s): P78174 / 4206-000-034-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-23-23

[Signature]
Steve Estabrook

State of Washington
County of Snohomish

This record was acknowledged before me on 10/23/2023 by Steve Estabrook.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 9-07-24



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P78174 / 4206-000-034-0004

LOT 34, "THE UPLANDS", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 43. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement and Drainage Ditch Agreement and the terms and conditions thereof:
Executed by: Earl A. Carpenter and Merrle L. Carpenter, husband and wife
Recording Date: November 18, 1957
Recording No.: 558561
Regarding: Drainage ditch

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 the Plat of The Uplands:

Recording No: 785778

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 27, 1973
Recording No.: 791411

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

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

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