

202311060057

11/06/2023 12:48 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Peyton Borg and Brita Borg
18044 Norman Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238677

Nov 06 2023

Amount Paid \$8850.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055139

CHICAGO TITLE
620055139

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew J. McCauley and Cynthia A. McCauley, who acquired title as Cynthia A. Thompson, 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 Peyton Borg and Brita Borg, a married couple

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

TRACT 13, JOCHIM FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS,
PAGE 86, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED SOUTH 5 FEET OF NORMAN PLACE ADJACENT
THERETO, AS VACATED UNDER COMMISSIONER'S FILE NO. 12,762, WHICH UPON
VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66232 / 3933-000-013-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

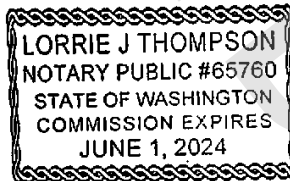
Dated: 11/4/2023Matthew J. McCauleyCynthia A. McCauleyState of WashingtonCounty of SKagitThis record was acknowledged before me on November 4, 2023 by Matthew J. McCauley and Cynthia A. McCauley.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2024

EXHIBIT "A"

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 Jochim First Addition, Skagit County, Wash., recorded in Volume 7 of Plats, Page 86:

Recording No: 567265

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

In favor of: Skagit County, a municipal corporation
Purpose: Utilities
Recording Date: November 2, 1970
Recording No.: 745336
Affects: Portion of said premises

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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 October 03, 2023
between Peyton Borg Brita Jacobson ("Buyer")
Buyer Buyer
and Matthew J Mccauley Cynthia A Mccauley ("Seller")
Seller Seller
concerning 18044 Norman Pl 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.

Authentication
Peyton Borg 10/04/2023
Buyer Date
Authentication
Brita Jacobson 10/04/2023
Buyer Date

Authentication
Matthew J Mccauley 10/04/23
Seller Date
Authentication
Cynthia A Mccauley 10/04/23
Seller Date