

202311140040

11/14/2023 09:11 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Starsha McLennan and Brett McLennan
3216 30th St SE
Puyallup, WA 98374

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238730
Nov 13 2023
Amount Paid \$2485.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

15215 SE 272nd St., Suite 101
Kent, WA 98042

CHICAGO TITLE COMPANY
620054413

Escrow No.: 0262940-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Herbert M. Wiseman and Nancy Jean Wiseman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Starsha McLennan and Brett McLennan, a married couple and
Michael Buck, an unmarried person

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

LOT 1, SHORT PLAT NO. PL-04-0757, APPROVED JANUARY 11, 2008 AND RECORDED
JANUARY 15, 2008 UNDER
RECORDING NO. 200801150090 IN GOVERNMENT LOT 1 IN THE NORTHEAST QUARTER
OF SECTION 36,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P17849

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 9, 2023

Herbert M. Wiseman
Herbert M. Wiseman

Nancy Jean Wiseman
Nancy Jean Wiseman

State of WA
County of Skagit

This record was acknowledged before me on Nov. 09/2023 by Herbert M. Wiseman and Nancy Jean Wiseman.

Heather E. Boies
(Signature of notary public) Heather E. Boies
Notary Public in and for the State of WA
My commission expires: 10-24-2025

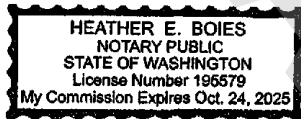


EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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 Survey:
Recording No: 9402140124
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: July 11, 2005
Recording No.: 200507110155
3. Water Users Agreement for Wiseman Two Party Water System, including the terms, covenants and provisions thereof
Recording Date: December 3, 2007
Recording No.: 200712030158
4. 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 No. PL-04-0757:
Recording No: 200801150090
5. Protected Critical Area Easement, including the terms, covenants and provisions thereof
Recording Date: January 15, 2008
Recording No.: 200801150091
6. Non-Exclusive Easement and Maintenance Declaration, including the terms, covenants and provisions thereof
Recording Date: January 15, 2008
Recording No.: 200801150092
7. Plat Lot of Record Certification, including the terms, covenants and provisions thereof
Recording Date: January 15, 2008
Recording No.: 200801150093
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: McMurray Cemetery
Purpose: Ingress and egress
Recording Date: August 21, 2008
Recording No.: 200808210001
Recording No.: 201307100038
9. Any loss that may arise due to the discrepancy in the legal descriptions for the the Northerly line of Lot 1 of herein

EXHIBIT "A"
Exceptions
(continued)

described Short Plat and the South line of the property to the North as disclosed by Boundary
Line Adjustments,
Recording No.: 201002050022
Recording No.: 201002050023

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