

When recorded return to:
Harvey R. Brenneise and Michael Strong
1203 E Rosemont Drive
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249334
Jan 12 2024
Amount Paid \$7445.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620054696

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245460591

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darren D. McBee and Elissa J. McBee, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Harvey R. Brenneise and Michael Strong, 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.)

PTN NE 1/4 NW 1/4 SE 1/4 18-35-5E, W.M.

Tax Account No.: P39393 / 350518-4-013-0100

Tax Parcel Number(s): P39393 / 350518 4 013 0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-10-24

Darren D. McBee
Darren D. McBee

Elissa J. McBee
Elissa J. McBee

State of Washington
County of Skaagit

This record was acknowledged before me on 1-10-2024 by Darren D. McBee and Elissa J. McBee.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

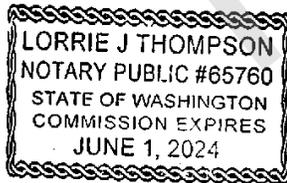


EXHIBIT "A"
Legal Description

UNRECORDED
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST 1/4 OF THE
SOUTHEAST QUARTER OF
SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 1°31'45" EAST ALONG THE EAST LINE THEREOF 144.50 FEET;
THENCE SOUTH 89°47'00" WEST 21.41 FEET TO THE WESTERLY MARGIN OF THE FRUITDALE
COUNTY ROAD,
SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89°47'00" WEST 120 FEET;
THENCE NORTH 1°34'30" WEST PARALLEL WITH SAID WESTERLY MARGIN OF THE
FRUITDALE COUNTY ROAD
76 FEET;
THENCE NORTH 89°47'00" EAST 120 FEET MORE OR LESS, TO THE WESTERLY MARGIN OF
SAID FRUITDALE
COUNTY ROAD;
THENCE SOUTH 1°34'30" EAST ALONG SAID WESTERLY MARGIN FOR 76 FEET, MORE OR
LESS, TO THE TRUE
POINT OF BEGINNING;

EXCEPT THE EAST 10 FEET AS CONVEYED TO THE CITY OF SEDRO WOOLLEY, A MUNICIPAL
CORPORATION
IN SKAGIT COUNTY, STATE OF WASHINGTON, AS RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NO.
200809250098, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
Grantor: Wolverine Company
Recording Date: April 30, 1906
Recording No.: 56908
2. Certificate for Ordinance No. 1221-95 and the terms and conditions thereof:
Recording Date: February 23, 1995
Recording No.: 9502230028
3. City of Sedro-Woolley Ordinance No. 1501-05 and the terms and conditions thereof:
Recording Date: April 4, 2005
Recording No.: 200504040073
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 Survey:
Recording No: 200904100103
5. City of Sedro-Woolley Ordinance No. 1671-10 and the terms and conditions thereof:
Recording Date: March 30, 2010
Recording No.: 201003300062
6. Agreement providing for Variance deferring connection to the sanitary sewer and the terms and conditions thereof:
Recording Date: August 23, 2010
Recording No.: 201008230179
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

EXHIBIT "B"Exceptions
(continued)

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: 201404250063

8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.