

202406260023

06/26/2024 09:44 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Charles Thomas Kelly and Rebecca Katherine
Kelly
340 Eagle Place NE
Bainbridge Island, WA 98110

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241099
Jun 26 2024
Amount Paid \$21488.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056439

CHICAGO TITLE
620056439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Katherine Mary Fleming McCaslin and Jeremy Daniel McCaslin, 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 Charles Thomas Kelly and Rebecca Katherine Kelly, 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.)

PARCEL A: LT 29, BLK 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1"

PARCEL B: LT 6, BLK 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1"

Tax Parcel Number(s): P66304 / 3937-001-029-0007, P66347 / 3937-002-006-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: June 21 2024

[Signature]
Katherine Mary Fleming McCaslin
[Signature]
Jeremy Daniel McCaslin

State of Washington
County of KingThis record was acknowledged before me on June 21 2024 by Katherine Mary Fleming McCaslin and Jeremy Daniel McCaslin.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

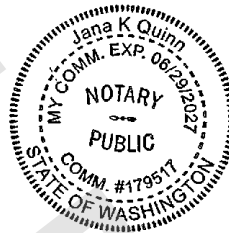


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66304 / 3937-001-029-0007 and P66347 / 3937-002-006-0002

PARCEL A:

LOT 29, BLOCK 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", AS PER PLAT
RECORDED IN VOLUME 5 OF PLATS, PAGE(S) 37 THROUGH 43, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOT 6, BLOCK 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", AS PER PLAT
RECORDED IN VOLUME 5 OF PLATS, PAGE(S) 37 THROUGH 43, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

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

In favor of:	State Division of Forestry
Purpose:	Construct and maintain a road for forest protection purposes
Recording Date:	March 30, 1937 and October 17, 1938
Recording No.:	288266
Recording No.:	306699
Affects:	Portion of said premises
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 Lake Cavanaugh Subdivision Division No. 1:

Recording No: 393244
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	August 21, 2001
Recording No.:	200108210084
Matters shown:	House and deck
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. City, county or local improvement district assessments, if any.
6. 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

EXHIBIT "B"

Exceptions
(continued)

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."

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 June 10, 2024

between Charles Thomas Kelly Rebecca Katherine Kelly ("Buyer")
Buyer Buyer
and Katherine Mary F. McCaslin Jeremy Daniel McCaslin ("Seller")
Seller Seller
concerning 33806 N Shore Dr Mount Vernon WA 98274 (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.

Authenticated
Charles T Kelly 06/11/2024
Buyer Date
Authenticated
Rebecca K Kelly 06/11/24
Buyer Date

Authenticated
Katherine Mary McCaslin 06/11/2024
Seller Date
Authenticated
Jeremy Daniel McCaslin 06/11/2024
Seller Date