

When recorded return to:  
Michael Bruggom  
23925 Swede Creek Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241144

Jun 28 2024

Amount Paid \$12232.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE  
COMPANY OF WASHINGTON425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056680

CHICAGO TITLE  
*Le 20056680***STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard W. McLaughlin, an unmarried person, 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 Michael Bruggom, an unmarried person

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

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 92-050, APPROVED MARCH 4, 1993, AND  
RECORDED MARCH 8, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 176, UNDER  
AUDITOR'S FILE NO. 9303080124, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A  
PORTION OF THE SOUTH 330 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE  
MERIDIAN.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE  
NORTH 40 FEET OF LOT 1 OF SAID SKAGIT COUNTY SHORT PLAT NO. 92-050, APPROVED  
MARCH 4, 1993, AND RECORDED MARCH 8, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE  
176, UNDER AUDITOR'S FILE NO. 9303080124, RECORDS OF SKAGIT COUNTY,  
WASHINGTON; BEING A PORTION OF THE SOUTH 330 FEET OF THE NORTHEAST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE  
4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104940 / 360436-4-002-0201

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Dated: 6/26/24

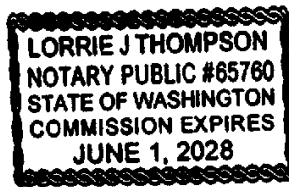
Richard W. McLaughlin  
Richard W. McLaughlin

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 26, 2024 by Richard W. McLaughlin.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



## EXHIBIT "A"

### 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: Glacier Park Company, a Minnesota Corporation  
 Recording Date: April 25, 1949  
 Recording No.: 430612

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 SP NO. 92-50:

Recording No: 9303080124

3. Covenants, conditions, restrictions and easements 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: April 20, 1999  
 Recording No.: 9904200130

4. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

NR Lands."

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

**John L. Scott**  
REAL ESTATE

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 6/12/2024  
between Michael Bruggom ("Buyer")  
Buyer Buyer  
and Richard W McLaughlin ("Seller")  
Seller Seller  
concerning 23925 Swede Creek Lane Sedro Woolley WA 98284 (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  
Michael Bruggom 06/12/24  
Buyer Date

Authenticated  
Richard W McLaughlin 05/14/2024  
Seller Date

Buyer Date

Seller Date