

202408010035

08/01/2024 10:38 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
William P. Brown  
Evergreen McClean LLC  
227 E. Utsalady  
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241609  
Aug 01 2024  
Amount Paid \$35142.50  
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.: 620056130

**CHICAGO TITLE CO.**

620056130

### STATUTORY WARRANTY DEED

THE GRANTOR(S) McLean Properties LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part  
of an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys and warrants to Evergreen McClean LLC, a Washington limited liability company  
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. NW SW, SEC. 23-34-3E, W.M.

Tax Parcel Number(s): P22492 / 340323-3-009-0005

Subject to:

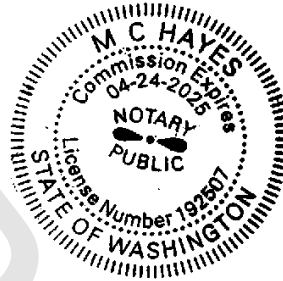
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**

(continued)

Dated: 7-31-2024

McLean Properties LLC

BY: [Signature]  
Loren Ness  
ManagerState of WashingtonCounty of SkagitThis record was acknowledged before me on July 31<sup>st</sup> 2024 by Loren Ness and Christine Hayes as Manager and Assistant, respectively, of McLean Properties LLC.[Signature]  
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 4-24-2025

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P22492 / 340323-3-009-0005**

The East half of the East half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 23, Township 34 North, Range 3 East, W.M.;

EXCEPT McLean Road along the North line thereof.

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 granted in a document:  
  
Granted to: Cascade Natural Gas Corporation, a Washington corporation  
Purpose: Natural gas pipeline or pipelines  
Recording Date: May 27, 1993  
Recording No.: 9305270076  
Affects: As described therein
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: underground electric transmission and/or distribution system  
Recording Date: July 6, 1993  
Recording No.: 9307060082  
Affects: As described therein
3. Title Notification including the terms, covenants and provisions thereof  
  
Recording Date: April 12, 2001  
Recording No.: 200104120062
4. Title Notification including the terms, covenants and provisions thereof  
  
Recording Date: April 12, 2001  
Recording No.: 200104120063
5. Waiver and Covenant not to sue Skagit County and adjacent to Natural Resource Land Property Owners including the terms, covenants and provisions thereof  
  
Recording Date: April 12, 2001  
Recording No.: 200104120064
6. 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: 201609060026
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "B"****Exceptions  
(continued)**

"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."

8. 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.
9. City, county or local improvement district assessments, if any.