

202502280023

02/28/2025 10:24 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**

Devon Group LLC, a Washington limited liability  
company  
6 Dravus Street  
Seattle, WA 98109

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250543

Feb 28 2025

Amount Paid \$13478.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
500155957

Escrow No.: 500155957

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Todd C. McCormack, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Devon Group 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 SWQ of NWQ sec 4, T 34 N, R 2 E

Tax Parcel Number(s): P19864 / 340204-0-071-0008

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 2/26/25

Todd C. McCormack  
Todd C. McCormack

State of WA  
County of S King

This record was acknowledged before me on 2/26/25 by  
Todd C. McCormack

Linda Dietrick  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 11/03/2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P19864 / 340204-0-071-0008**

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**PARCEL "A":**

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the South line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 4, which is 310 feet West of the Southeast corner of said subdivision;  
thence North  $0^{\circ}45'$  East parallel with the East line of said subdivision 31.64 feet, more or less, to a point in an existing fence line, as said fence existed on May 31, 1961;  
thence South  $89^{\circ}36'$  East along said fence a distance of 175.08 feet, more or less, to a point on a curve on the West line of the Great Northern Railroad right of way;  
thence Southeasterly along said curve 41.80 feet, more or less, to the South line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 4;  
thence North  $89^{\circ}27'$  West along the South line of said subdivision 201.74 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

The West 200 feet of the East 310 feet of the North 429 feet of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M.,

EXCEPT that portion lying within that certain 100 foot wide railroad right of way as conveyed by Deed recorded January 10, 1890, in Volume 9 of Deeds, page 317, records of Skagit County,

AND EXCEPT road right of way, if any.

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: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 1, 1955  
Recording No.: 513869  
Affects: Portion of said premises
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: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 1, 1955  
Recording No.: 513870  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Cascade Natural Gas Corporation  
Purpose: Gas pipeline  
Recording Date: August 9, 1957  
Recording No.: 554706  
Affects: Portion of said premises
4. 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: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 11, 1959  
Recording No.: 588807  
Affects: Portion of said premises
5. Condemnation by the State of Washington of all rights of ingress and egress, if any, including all existing, future or potential easements of access, light, view and air, to, from and between Primary State Highway No. 1 and Parcel "B" by Decree entered May 22, 1961, in the Superior Court for Skagit County Cause No. 26054.

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

6. Boundary Line Adjustment deed including the terms, covenants and provisions thereof
- Recording Date: May 23, 1986  
Recording No.: 8605230031
7. 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, together with necessary appurtenances  
Recording Date: October 18, 1990  
Recording No.: 9010180072  
Affects: Portion of said premises
8. 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: 201701240073
9. Certificate of Non-compliance, and the terms and conditions thereof:
- Recording Date: July 13, 2022  
Recording No.: 202207130079
10. City, county or local improvement district assessments, if any.