

When recorded return to:

James F. McAllister and Shannon Kelley McAllister
2011 27th Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251104
Apr 15 2025
Amount Paid \$19975.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-22964

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Crouch, a married man as his separate estate, 149 Tekis Place, Palm Desert, CA 92260,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to James F. McAllister, II and Shannon Kelley McAllister, husband and wife

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

Lot 14, PLAT OF PLEASANT VIEW, according to the plat thereof recorded March 23, 2005, under Auditor's File No. 200503230134, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P122596/4853-000-014-0000

Dated: 4.9.2025

[Signature]
James E. Crouch

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 9 day of April, 2025, by James E. Crouch.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25

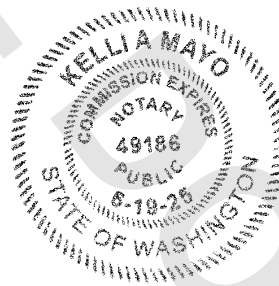


EXHIBIT B

25-22964-KM

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Pleasant View

Recorded: March 23, 2005

Auditor's No.: 200503230134

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 20, 2005

Recorded: July 22, 2005

Auditor's No.: 200507220109

Executed By: Vintage Investments, Inc. and Ronmin, L.L.P.

11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 15, 2022 as Auditor's File No. 202209150036.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Any tax, fee, assessments or charges as may be levied by Pleasant View Homeowners Association.

13. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.