

**When recorded return to:**

Richard Alan McCabe, Jr. and Jodi Lee McCabe  
23631 Glenn Allen Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251736

Jun 05 2025

Amount Paid \$23303.60  
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

CHICAGO TITLE

420058905

Escrow No.: 620058905

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheryl Mansfield and Steve Trueman as the Sole Heirs and Devisees of Richard Trueman, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Richard Alan McCabe, Jr. and Jodi Lee McCabe, 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.)

PTN LTS 53 AND 54, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON

Tax Parcel Number(s): P62045 / 3862-000-054-0105

Subject to:

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

## STATUTORY WARRANTY DEED

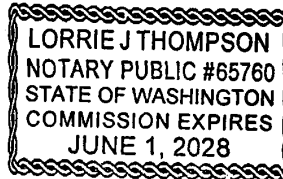
(continued)

Dated: June 3rd  
~~18th~~ 2025

The Heirs and Devisees of Richard Trueman, deceased

BY: Cheryl Mansfield  
 Cheryl Mansfield

BY: Steve Trueman  
 Steve Trueman



State of Washington  
 County of SKagit

This record was acknowledged before me on 6-3-2025 by  
Cheryl Mansfield

as Sole Heirs of  
Richard TRUEMAN

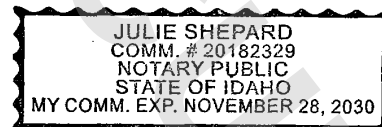
Lorrie J Thompson  
 (Signature of notary public)  
 Notary Public in and for the State of Washington  
 My commission expires: 6-1-2028

State of Idaho  
 County of Kootenai

This record was acknowledged before me on May 30, 2025 by  
Steve Trueman

as Sole Heir of  
Richard Trueman

Julie Shepard  
 (Signature of notary public)  
 Notary Public in and for the State of Idaho  
 My commission expires: 11/28/2030



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P62045 / 3862-000-054-0105

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PARCEL A:

PORTION OF LOTS 53 AND 54, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 54 OF SAID PLAT OF BIG LAKE WATERFRONT TRACTS, PRODUCED SOUTHWESTERLY AND THE NORTHEASTERLY LINE OF THE COUNTY ROAD KNOWN AS H.C. PETERS ROAD; THENCE NORTH 26°22' EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 54, A DISTANCE OF 219.22 FEET; THENCE NORTH 63°38' WEST A DISTANCE OF 48.81 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 63°38' WEST A DISTANCE OF 48.81 FEET; THENCE NORTH 26°22' EAST A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SHORE OF BIG LAKE; THENCE SOUTHEASTERLY ALONG SHORE OF BIG LAKE TO A POINT THAT BEARS NORTH 26°22' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 26°22' WEST A DISTANCE OF 215 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND COMMUNITY ACCESS AS ESTABLISHED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 653573, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID EASEMENT WHICH LIES WITHIN THE ABOVE-DESCRIBED MAIN TRACT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Big Lake Water Front Tracts:  
  
Recording No: 95061
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Adjacent property owners  
Purpose: ingress and egress and utilities and community access  
Recording Date: July 22, 1964  
Recording No.: 653573
3. 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.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Sewer District No. 2, a municipal corporation  
Recording No.: 895614
5. No building shall be constructed on the premises herein described without full approval of all government agencies as disclosed by numerous documents of record, including the terms, covenants and provisions thereof Including Vesting Deed under Recording No. 80007080039
6. City, county or local improvement district assessments, if any.