

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251819

Jun 12 2025

Amount Paid \$12588.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Lynn M. Micheau and Jack B. Micheau
401 Longtime Lane
Sedro-Woolley, WA 98284**STATUTORY WARRANTY DEED**

Guardian NW Title 25-23530-TB

THE GRANTOR(S) Scott A. McPhee and Marjorie R.W. McPhee, as their separate estate, 3633 177th Place
Southwest, Lynnwood, WA 98037,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jack B. Micheau and Lynn M. Micheau, a married couple

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

Lot 21, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded under Auditor's File No.
200108230090, records of Skagit County, Washington.Abbreviated legal description: Property 1:
Lot 21, PLAT OF ANKNEY HEIGHTSThis 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 "A"

Tax Parcel Number(s): P1 18266/4779-000-021-0000

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Dated: 06/10/2025

Scott A Mcphee

Scott A. Mcphee

Marjorie R. Mcphee

Marjorie R. W. Mcphee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10 day of June, 2025, by Scott A. Mcphee

K. B.
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

Dated: June 10, 2025

Scott A. Mephee
Scott A. Mephee

Marjorie R. W. Mephee
Marjorie R. W. Mephee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10 day of June, 2025, by Scott A. Mephee and Marjorie R. W. Mephee.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025

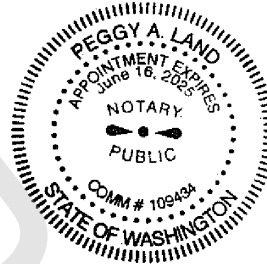


EXHIBIT A

25-23530-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns

Dated: September 30, 1955

Recorded: October 3, 1955

Auditor's No: 525232

Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same

Area Affected: Portion of the subject property

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10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns
Recorded: October -- 1960
Auditor's No: 599945

Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same
Area Affected: Portion of the subject property

11. 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: Ankney Heights
Recorded: August 23, 2001
Auditor's No: 200108230090

12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: February 12, 2001
Recorded: February 20, 2001
Auditor's No: 200102200088

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: A strip of land 10 feet in width across all lots, tracts, and open spaces located within the described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

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

Recorded: August 10, 2001
Auditor's No: 200108100314

Executed by: LRDTD Johnson Partnership, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: January 31, 2002, November 27, 2002 June 25, 2004 and November 15, 2004
Auditor's Nos.: 200201310042, 200211270215, 200406250159 and 200411150148

14. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Notification that may include covenants, conditions and restrictions affecting the subject property, recorded October 6, 2003 as Auditor's File No. 200310060183.

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.

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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.

End of Exhibit A

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