

When recorded return to:
Jason Mcghehey
7725 Delvan Hill Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252365
Jul 24 2025
Amount Paid \$8405.00
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.: 620059568

CHICAGO TITLE
620059568

STATUTORY WARRANTY DEED

THE GRANTOR(S) AP Real Estate Financial Services, LLC, a Delaware Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jason Mcghehey, an unmarried person

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.)

LT 3, IDA ESTATES

Tax Parcel Number(s): P100960 / 4577-000-003-0003

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7-23-25

AP Real Estate Financial Services, LLC

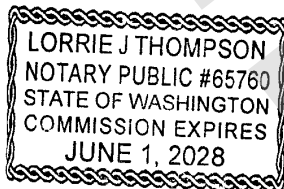
BY: Armando Perez
Armando Perez
MemberState of WashingtonCounty of SKagitThis record was acknowledged before me on July 23, 2025 by Armando Perez as
Member of AP Real Estate Financial Services, LLC.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100960 / 4577-000-003-0003

LOT 3, "PLAT OF IDA ESTATES," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 29 AND 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 IDA Estates:

Recording No: 9203120017
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 5, 1991
Recording No.: 9112050006
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Installing and running as well as maintaining a well and water system including but not limited to the drilling of wells and construction of wells and buildings
Recording Date: January 8, 1992
Recording No.: 9201080021
Affects: A portion of said premises

Said instrument is a re-recording of Recording No. 9112050058.
4. Declaration of Covenant and the terms and conditions thereof:

Recording Date: December 5, 1991
Recording No.: 9112050007
5. Grant of Easement and the terms and conditions thereof:

Recording Date: August 29, 2001
Recording No.: 200108290108
6. 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.

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

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "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."
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|---------------------------|
| Year: | 2025 |
| Tax Account No.: | P100960/4577-000-003-0003 |
| Levy Code: | 1335 |
| Assessed Value-Land: | \$253,400.00 |
| Assessed Value-Improvements: | \$154,600.00 |
| General and Special Taxes: | |
| Billed: | \$3,734.05 |
| Paid: | \$1,867.06 |
| Unpaid: | \$1,866.99 |
10. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200002020077 recites that a manufactured (mobile) home is, or is being affixed to the Land.
11. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

12. 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.