

**When recorded return to:**  
Lucas Johnson and Mary Ann Murray  
503 W Hazel St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252707  
Aug 21 2025  
Amount Paid \$6325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

Chicago Title  
245472893

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 620059428  
Escrow No.: 245472893

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Glenn Plowman, also shown of record as Glen Plowman, a married man as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Lucas Johnson and Mary Ann Murray, 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 11 & 12, BLK 11, PLAT OF THE SOUTHERN ADDN TO MT. VERNON

Tax Parcel Number(s): P54341, 3758-011-012-0100

Subject to:

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

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."

STATUTORY WARRANTY DEED  
(continued)

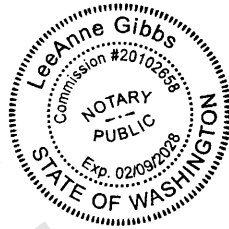
Dated: 8-16-25

Glenn Plowman  
Glenn Plowman  
Glenn - G.G.

Donna Ann Plowman  
Donna Ann Plowman, Non Vested Spouse  
of the Grantor  
Anne - DAF

State of Washington  
County of King  
This record was acknowledged before me on 08/16/2025 by Glenn Plowman and Donna Ann Plowman.

Lee Anne Gibbs  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 02/09/2028



**EXHIBIT "A"**  
Legal Description

THE EAST 1/2 OF LOTS 11 AND 12, BLOCK 11, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exception

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 Plat of the Southern Addition to Mt. Vernon:

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2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.