

When recorded return to:

Clayton Glennon and Theresa McMahon
1917 24th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260002

Jan 02 2026

Amount Paid \$9473.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60028575-352

THE GRANTOR(S)
Alex M. Leary and Tracy O'Lare Leary, a married couple

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Clayton Glennon and Theresa McMahon, each an unmarried person as their separate property

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 90, Island View Park

Tax Parcel Number(s): 3798-000-090-0001/P57623

Dated: 12-30-25

Alex M. Leary
Alex M. Leary
Tracy O'Lare Leary
Tracy O'Lare Leary

^{Pennsylvania}
STATE OF WASHINGTON
COUNTY OF SKAGIT ^{Allegheny}

This record was acknowledged before me on this 30th day of December, 2025 by Alex M. Leary and Tracy O'Lare Leary.

Deneen Davis
Signature
Notary Public
Title

Commonwealth of Pennsylvania - Notary Seal
Deneen Davis, Notary Public
Allegheny County
My commission expires February 15, 2026
Commission number 1416303

My commission expires: February 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1917 24th Street, Anacortes, WA 98221

Tax Parcel Number(s): 3798-000-090-0001/P57623

Property Description:

Lot 90, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.