

When recorded return to:  
Cody K McLeod  
9962 Rustic Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260234  
Jan 28 2026  
Amount Paid \$4549.00  
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.: 620060865

CHICAGO TITLE  
620060865

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jay Boreen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Cody K McLeod, 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.)

Lots 2, 3, 4, 5, 6 and 7, Rustic Ranchettes

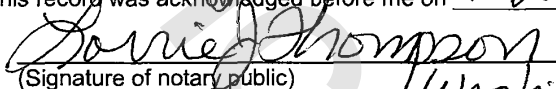
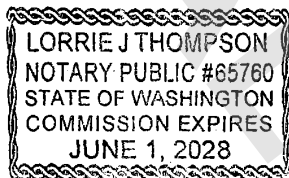
Tax Parcel Number(s): P68585 / 3988-000-002-0008, P68586 / 3988-000-003-0007, P68587 /  
3988-000-004-0006, P68588 / 3988-000-005-0005, P68589 /  
3988-000-006-0004, P68590 / 3988-000-007-0003

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 01/20/26  
Jay BoreenState of Washington  
County of SKAGITThis record was acknowledged before me on 1-20-2026 by Jay Boreen.  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P68585 / 3988-000-002-0008, P68586 / 3988-000-003-0007, P68587 /  
3988-000-004-0006, P68588 / 3988-000-005-0005, P68589 /  
3988-000-006-0004 and P68590 / 3988-000-007-0003

---

LOTS 2, 3, 4, 5, 6 AND 7, "PLAT OF RUSTIC RANCHETTES, " TOGETHER WITH AN UNDIVIDED  
INTEREST IN TRACTS A THROUGH D AS RECORDED IN VOLUME 8 OF PLATS, PAGE 22,  
RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	March 10, 1958
Recording No.:	562631
  
2. 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 Rustic Ranchettes:  
  
Recording No: 612086
  
3. **This item intentionally deleted**  
  
~~Any lien or liens arising from the remaining fractional interest in Parcel A, B, C and D, whether arising through the payment of taxes or otherwise.~~
  
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
5. 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

**EXHIBIT "B"**

Exceptions  
(continued)

NR Lands."

6. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.
7. City, county or local improvement district assessments, if any.