

202603230066

03/23/2026 10:47 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

Kristopher D Reece and Amy J Reece  
10828 Bay Meadows Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260790

Mar 20 2026

Amount Paid \$16860.00  
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.: 620061320

**CHICAGO TITLE**

620061320

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Warren R Mcdanold and Samantha E Mcdanold, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Kristopher D Reece and Amy J Reece, a married couple

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

LOT 5, BAY MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER  
28, 2005, UNDER AUDITOR'S FILE NO. 200511280180, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P123847/4876-000-005-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3/17/26

[Signature]  
Warren R Mcdanold

[Signature]  
Samantha E Mcdanold

State of Washington

County of SKagit

This record was acknowledged before me on March 17, 2026 by Warren R Mcdanold and Samantha E Mcdanold.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
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 Bay Meadows:

Recording No: 200511280180

2. Agreement, including the terms and conditions thereof; entered into;

By: Advanced Septic Treatment System, Inc.  
Between: Chaffey North LLC  
Recorded: February 8, 2007  
Recording No: 200702080118 records of Skagit County, Washington  
Providing: Septic Service

3. Covenants, conditions and restrictions 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: August 8, 2007  
Recording No.: 200708080003

Said instrument is a re-recording of instrument (s) recorded November 28, 2005 Recording No. 200511280177, records of Skagit County, Washington.

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2006  
Recording No.: 200603290042

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 21, 2019  
Recording No.: 201911210045

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Bay Meadows Homeowners Association

**EXHIBIT "A"**Exceptions  
(continued)

5. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: November 28, 2005  
Recording No.: 200511280175

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
Recording Date: November 28, 2005  
Recording No.: 200511280176  
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

7. Maintenance obligations for Stormwater Collection System and Detention System and the terms and conditions thereof:

Recording Date: November 28, 2005  
Recording No.: 200511280179

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

Granted to: Public Utility District No 1 of Skagit County, Washington, a Municipal Corporation  
Purpose: Water Pipeline Easement  
Recording Date: May 29, 1998  
Recording No.: 9805290169

Said instrument is a re-recording of instrument (s) Recorded January 8, 1998 Recording No. 9804090098, records of Skagit County, Washington.

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

Granted to: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: January 10, 2005  
Recording No.: 200501100132

10. Easement Agreement and the terms and conditions thereof

Recording Date: December 9, 2005  
Recording No.: 200512090005  
Regarding: Drainfield

**EXHIBIT "A"**Exceptions  
(continued)

11. Skagit County Right to Manage Natural Resource Lands Disclosure including the terms, covenants and provisions thereof  
Recording Date: September 4, 2015  
Recording No.: 201509040035
12. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs including the terms, covenants and provisions thereof  
Recording Date: November 4, 2015  
Recording No.: 201511040049
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.

**John L. Scott**  
REAL ESTATE

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 11, 2026

between Kristopher D Reece Amy J Reece ("Buyer")  
Buyer Buyer  
and Warren R Mcdanold Samantha E Mcdanold ("Seller")  
Seller Seller  
concerning 10828 Bay Meadows Lane Burlington WA 98233 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthenticSIGN  
Kristopher D Reece 02/11/2026  
Buyer Date

AuthenticSIGN  
Warren R Mcdanold 02/12/2026  
Seller Date

AuthenticSIGN  
Amy J Reece 02/11/2026  
Buyer Date

AuthenticSIGN  
Samantha E Mcdanold 02/12/2026  
Seller Date