

**When recorded return to:**

Carl R. Holloway  
The Carl and Debra Holloway Family Trust dated  
January 22,2007  
561 South Oakglen Avenue  
Nipomo, CA 93444

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261025  
Apr 09 2026  
Amount Paid \$9562.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
500166759

Escrow No.: 500166759

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michelle Marie Ross The Successor Trustee of The John A. Carrigan Trust *dated*  
April 29, 1992 and  
amended November 9, 1993 and Superseded and Replaced by Restatement dated March 20th, 1998.  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Carl R. Holloway and Debra L. Holloway Co-Trustees of The  
Carl and Debra Holloway Family Trust dated January 22,2007

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 2 City of Sedro-Woolley Short Plat No. SW-09-98, recorded under Auditor's File No.  
200112140118, Records of Skagit County, Washington, being a portion of Lots 9 & 10, Plat of  
Metcalf Meadows, according to the plat thereof recorded in volume 16 of plats, page 204,  
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): P118697 / 47060000100100

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4/7/26

The John A. Carrigan Trust dated April 29, 1992

BY: Michelle Marie Ross  
Michelle Marie Ross  
Successor Trustee Successor Trustee

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on April 7, 2026 by Michelle Marie Ross  
as Successor Trustee of The John A. Carrigan Trust dated April 29, 1992.

Judith A. Williams  
(Signature of notary public)  
Notary Public in and for the State of WA.  
My appointment expires: 10/29/26



**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 Metcalfe Meadows:

Recording No: 9801160082

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 Short Plat SW-09-98:

Recording No: 200112140118

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

Granted to: Cascade Natural Gas Corp.  
Purpose: Natural gas pipe line or pipelines  
Recording Date: May 22, 2000  
Recording No.: 200005220077  
Affects: Southerly 5 feet of said premises

4. City of Sedro Woolley Certificate for Ordinance and the terms and conditions thereof:

Recording Date: November 10, 1994  
Recording No.: 9411100032

5. Agreement and the terms and conditions thereof:

Executed by: Stewart Metcalfe and Teresa L. Grage, husband and wife and City of Sedro Woolley  
Recording Date: December 14, 2001  
Recording No.: 200112140119  
Providing: Agreement Wavier of Protest and Special Power of Attorney (LID/ULID)

6. Agreement and the terms and conditions thereof:

Executed by: Stewart Metcalfe and Teresa L. Grage, husband and wife and City of Sedro Woolley

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

Recording Date: December 14, 2001  
Recording No.: 200112140120  
Providing: Agreement Regarding Maintenance of Drainage Facilities

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

Granted to: Robert and Patricia Brooks, husband and wife  
Purpose: Access  
Recording Date: September 15, 2005  
Recording No.: 200509150217  
Affects: Portion of said premises

8. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995  
Recording No.: 9502230028

Recording Date: April 4, 2005  
Recording No.: 200504040073

9. 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."

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

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

11. Assessments, if any, levied by Sedro Woolley.
12. City, county or local improvement district assessments, if any.