

**When recorded return to:**  
Wesley McWilliams  
23104 State Route 9  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620061253

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261282

Apr 29 2026

Amount Paid \$8325.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

**CHICAGO TITLE**

620061253

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sarah L LaVoy Fletcher who acquired title as Sarah L. LaVoy, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Wesley McWilliams, an unmarried person and Ceara McLaughlin, 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.)

PTN GOVT LT 2, SEC 31-33-5E, W.M., AKA PARCEL B, SURVEY REC NO. 200207100015

Tax Parcel Number(s): P18352 / 330531-0-008-0001

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 4/27/2026

Sarah L LaVoy Fletcher  
Sarah L LaVoy Fletcher

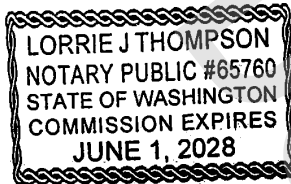
Anthony M. Fletcher  
Anthony M. Fletcher

State of Washington

County of Skagit

This record was acknowledged before me on April 27, 2026 by Sarah L LaVoy Fletcher and Anthony M. Fletcher.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P18352 / 330531-0-008-0001**

THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THAT TRACT OF LAND COMMONLY KNOWN AS THE MASONIC & IOOF CEMETERY TRACT, AS CONVEYED BY DEED DATED MAY 16, 1912, FILED JUNE 11, 1912, UNDER AUDITOR'S FILE NO. 91728 AND RECORDED IN VOLUME 88 OF DEEDS, PAGE 587;  
THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF THE COUNTY ROAD (NOW STATE HIGHWAY), 198 FEET;  
THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID CEMETERY TRACT AS THUS CONVEYED TO THE WEST LINE OF SAID GOVERNMENT LOT 2;  
THENCE NORTH ALONG SAID WEST LINE TO AN INNER CORNER OF SAID CEMETERY TRACT AS THUS CONVEYED;  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID CEMETERY TRACT AS THUS CONVEYED TO THE POINT OF BEGINNING;  
EXCEPT THAT STRIP OF LAND 50 FEET WIDE CONVEYED TO ENGLISH LUMBER COMPANY, A CORPORATION, BY DEED DATED NOVEMBER 25, 1919, FILED DECEMBER 4, 1919, UNDER AUDITOR'S FILE NO. 137414, AND RECORDED IN VOLUME 115 OF DEEDS, PAGE 406.

(ALSO KNOWN AS PARCEL B OF SURVEY RECORDED JULY 10, 2002, UNDER AUDITOR'S FILE NO. 200207100015)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 10, 2002  
Recording No.: 200207100015  
Matters shown: Property boundaries

2. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: As-built road  
Recording Date: September 29, 2003  
Recording No.: 200309290002

Reference is hereby made to said document for full particulars.

3. Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following document:

Document: Exchange Easement Agreement  
Executed by: Rodger M. Carlson and Faye E. Matier  
Purpose: Well protection zone  
Recording Date: October 13, 2003  
Recording No.: 200310130013  
Affects: Said premises and other property

4. 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."

**EXHIBIT "B"**

Exceptions  
(continued)

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.