

When recorded return to:
Amanda Lefebvre and Andrew Freeman
4326 Southwest Graham Street
Seattle, WA 98136

CHICAGO TITLE
020047829

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jill McDonald Philpott, Successor Trustee of The Ruth S. McDonald Revocable Trust u/a/d August 21, 2015, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Amanda Lefebvre and Andrew Freeman, wife and husband

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

LOT 9, SNEE-OOSH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 50, 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): P69613 / 4016-000-009-0005,

Subject to:

1. SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2884

Jun 25 2021

Amount Paid \$10149.90

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 18, 2021

The Ruth S. McDonald Revocable Trust u/a/d August 21, 2015

BY: [Signature]
Jill McDonald Philpott
Successor Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jill McDonald Philpott is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Successor Trustee of The Ruth S. McDonald Revocable Trust u/a/d August 21, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/22/2021

[Signature]
Name: Teri A Groom
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: Aug 11, 2022

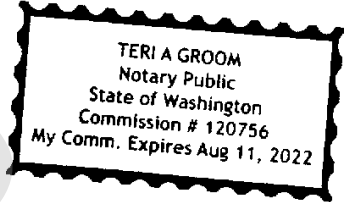


EXHIBIT "A" EXCEPTIONS

Order No.: RES70173893

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Snee-Oosh:

Recording No: 207019

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

Purpose:	Right of way for sewer line
Recording Date:	July 29, 1964
Recording No.:	638885

3. 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."

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