

**When recorded return to:**  
Jessica Reed and Bryan Reed  
1817 234th Place SW  
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4098  
Sep 03 2021  
Amount Paid \$5765.00  
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

CHICAGO TITLE  
620048988

Escrow No.: 620048988

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dale Keith McIntosh, Sr as Trustee of The Dale Keith McIntosh, Senior Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jessica Reed and Bryan Reed, a married couple

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 LT. 83, LAKE CAVANAUGH SUBDIV NO. 3

Tax Parcel Number(s): P66851 / 3939-001-083-0107

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 27, 2021

The Dale Keith McIntosh, Senior Revocable Trust

BY: Dale Keith McIntosh  
Dale Keith McIntosh  
Trustee

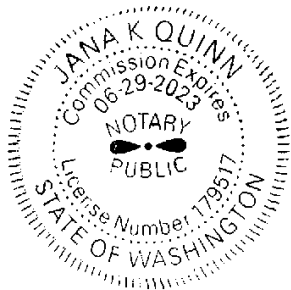
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Dale Keith McIntosh

is are the person(s) who appeared before me, and said person acknowledged that he (he/she/they) signed this instrument, on oath stated that he (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the Dale Keith McIntosh, Senior Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 01 2021

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires 09/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66851 / 3939-001-083-0107**

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LOT 83, BLOCK 1, "LAKE CAVANAUGH SUBDIVISION NO. 3", ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 25 TO 31 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 200 FEET THEREOF, AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 83;  
THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 50 FEET;  
THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT, 10 FEET;  
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT;  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

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:	State Division of Forestry
Purpose:	road for forest protection
Recording Date:	October 17, 1938
Recording No.:	306699
  
2. Supplemental Agreement and the terms and conditions thereof  

Executed by:	English Lumber Company and Bald Mountain Mill Company
Recording Date:	July 30, 1961
Recording No.:	380724
  
3. 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 Lake Cavanaugh Subdivision 3:  
  

Recording No:	420716
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4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	present and future owners of all lots in Block 1
Purpose:	ingress, egress over existing road
Recording Date:	May 10, 1961 and April 21, 1961
Recording No.:	607450 and Recording No.: 606910
Affects:	as described in said instrument
  
5. 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 line
Recording Date:	June 26, 1961
Recording No.:	609584
  
6. 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

**EXHIBIT "B"**Exceptions  
(continued)

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 Survey:

Recording No: 9009120002

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
10. 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."