

When recorded return to:
John J. McCanna and Melissa A. McCanna
2401 N Trumpeter Dr
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053105

Escrow No.: 620053105

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Top and Rebecca Top, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John J. McCanna and Melissa A. McCanna, 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. SE SW, 36-35-4E, W.M.

Tax Parcel Number(s): P109934 / 350436-3-002-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224736

Nov 29 2022

Amount Paid \$6885.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2022




Joshua Top



Rebecca Top

State of washington
County of skagit

This record was acknowledged before me on 11-28-2022 by Joshua Top and Rebecca Top.



(Signature of notary public)
Notary Public in and for the State of washington
My commission expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109934 / 350436-3-002-0100

That portion of the North Half of the Southeast Quarter of the Southwest Quarter of Section 36,
Township 35 North, Range 4 East of the Willamette Meridian, lying Easterly of Highway 9;

TOGETHER WITH that 100 foot wide abandoned railroad right of way described in deed recorded
under Auditor's File No. 9006260004, records of Skagit County, Washington;

EXCEPTING therefrom that portion, if any, which is within the right-of-way of the former Puget
Sound and Cascade Railroad.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Public or private easements, if any, over the abandoned railroad right of way.
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: September 9, 1910
Recording No.: 81067

NOTE: This exception does not include present ownership of the above mineral rights.

3. 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: Underground electric transmission and/or distribution line
Recording Date: February 1, 1995
Recording No.: 9502010074
Affects: Portion of said premises

4. Title Notification and the terms and conditions thereof:

Recording Date: April 9, 1999
Recording No.: 9904090081

5. 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)

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200202260089 recites that a manufactured (mobile) home is, or is being affixed to the Land.
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.