

**When recorded return to:**  
Wesley Allen Smith and Sarah Anita Nelson Smith  
14050 MacTaggart Ave  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236434  
May 10 2023  
Amount Paid \$11075.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620053852**

Escrow No.: 245456230

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Neil P. McLeod, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Wesley Allen Smith and Sarah Anita Nelson Smith, 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.)

**TRACT 2 & PTN TRACT 3, SP NO. 69-79, BEING PTN GOVT LT 11, 33-36-3E, W.M.**

Tax Parcel Number(s): P48543 / 360333-0-016-0008, P123081 / 360333-0-016-0500, P123082 / 360333-0-016-0600

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: MAY 5, 2023

  
\_\_\_\_\_  
Neil P. McLeod

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on MAY 5, 2023 by Neil P. McLeod.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 1/23/25



**EXHIBIT "A"**  
Legal Description

TRACT 2, SHORT PLAT NO. 69-79, APPROVED APRIL 7, 1980, AND RECORDED APRIL 10, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 67, UNDER AUDITOR'S FILE NO. 8004100002, BEING A PORTION OF GOVERNMENT LOT 11, SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. TOGETHER WITH THAT PORTION OF TRACT 3 OF SHORT PLAT NO. 69-79, APPROVED APRIL 7, 1980, RECORDED APRIL 10, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 67, UNDER AUDITOR'S FILE NO. 8004100002, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT NO. 69-79;  
THENCE NORTH 0°12'09" EAST, A DISTANCE OF 124.76 FEET;  
THENCE SOUTH 89°47'51" EAST, A DISTANCE OF 482.00 FEET;  
THENCE SOUTH 0°03'59" WEST, A DISTANCE OF 400.00 FEET, MORE OR LESS, TO THE NORTH LINE OF STATE HIGHWAY 237;  
THENCE NORTH 89°47'51" WEST, ALONG THE NORTH LINE OF SAID HIGHWAY FOR A DISTANCE OF 135.73, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT 2 OF SAID SHORT PLAT;  
THENCE NORTH 0°03'59" EAST ALONG THE EAST LINE OF SAID TRACT 2 FOR A DISTANCE OF 275.24 TO THE NORTHEAST CORNER THEREOF;  
THENCE NORTH 89°47'51" WEST ALONG THE NORTH LINE OF SAID TRACT FOR A DISTANCE OF 345.59 FEET TO THE TRUE 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 set forth in a document:  
Purpose: Water pipelines  
Recording Date: March 25, 1949  
Recording No.: 429414  
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Seattle-First National Bank, a national banking corporation  
Purpose: Ingress and egress  
Recording Date: June 20, 1957  
Recording No.: 552798  
Affects: Portion of said premises
3. 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 No. 69-79:  
Recording No: 8004100002
4. Notice of On-Site Sewage System Status and the terms and conditions thereof:  
Recording Date: November 3, 1987  
Recording No.: 8711030005
5. Skagit County Conditional Agreement Alternative Sewage System Installations and the terms and conditions thereof:  
Recording Date: April 12, 1993  
Recording No.: 9304120080
6. Skagit County Planning and Permit Center, Findings of Fact and the terms and conditions thereof:  
Recording Date: July 16, 1999  
Recording No.: 9907160135
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit

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

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."

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