

When recorded return to:
Jeffrey A. Call and Lisa M. Call
7407 Thomas Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237925
Sep 05 2023
Amount Paid \$14724.00
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
620054761

Escrow No.: 620054761

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Alan McCabe, Jr. and Jodi Lee McCabe, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jeffrey A. Call and Lisa M. Call, 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 SW 1/4 NE 1/4 SEC 10-35-3E, W.M.

Tax Parcel Number(s): P34001 / 350310-0-007-0015, P34011 / 350310-1-007-0104, P34012 /
350310-1-007-0203

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2023

[Signature]
Richard Alan McCabe, Jr.

[Signature]
Jodi Lee McCabe

State of Washington
County of Skagit

This record was acknowledged before me on 8-24-2023 by Richard Alan McCabe, Jr. and Jodi Lee McCabe.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

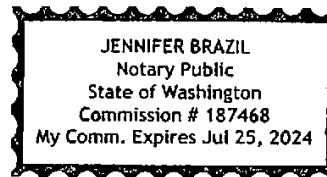


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34001 / 350310-0-007-0015, P34011 / 350310-1-007-0104 and P34012 /
350310-1-007-0203

THE NORTH 229.26 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, LYING EAST OF THOMAS ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION WITH THE EAST LINE OF THOMAS ROAD AND THE SOUTH LINE AT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10;
THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 536.93 FEET;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION FOR 554.51 FEET;
THENCE NORTH 89°30'46" WEST FOR 536.91 FEET TO THE EAST LINE OF THOMAS ROAD;
THENCE SOUTH ALONG THE EAST LINE OF SAID ROAD FOR 553.1 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Survey:

Recording No: 8505150027

2. Title Notification and the terms and conditions thereof:

Recording Date: May 31, 2001
Recording No.: 200105310050
Recording No.: 200105310051

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.
5. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 7, 2023
between Jeff A Call Lisa M Call ("Buyer")
Buyer Buyer
and Rich Jodi ("Seller")
Seller Seller
concerning 7407 Thomas Rd How WA 98232 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Jeff A Call 08/07/23
Buyer Date

[Signature] 7/27/23
Seller Date

Authenticate
Lisa M Call 08/07/23
Buyer Date

Jodi McCabe 7/27/23
Seller Date