

When recorded return to:

Bret Clement and Cynthia Clement
2675 Taft Court
Lakewood, CO 80215

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250929

Apr 01 2025

Amount Paid \$13834.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22758-KH

THE GRANTOR(S) Heather MacPhail, Trustee of the Heather MacPhail Trust dated May 24, 2018, 5105 Macbeth Drive, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bret Clement and Cynthia Clement, husband and wife

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

That portion of Block 12, FIRST PLAT OF SHIP HARBOR, as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, described as follows:

Lot 1, the South 50 feet of that portion of vacated Harrison Avenue adjacent to Lot 1; and the Westerly 13 feet of vacated Shannon Point Road adjacent to that portion of Harrison Avenue described herein and adjacent to Lot 1.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 1, Block 12, FIRST PLAT OF SHIP HARBOR & Vac Rds

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P118098/3816-012-001-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22758-KH

Dated: 3/27/2025

the Heather MacPhail Trust dated May 24, 2018
By: [Signature]
Heather MacPhail, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 27 day of ~~April~~ ^{*March} 2025, by Heather MacPhail, Trustee of the Heather MacPhail Trust dated May 24, 2018.

[Signature]
Signature

Notary
Title

My commission expires: 3-14-26



EXHIBIT A

25-22758-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: First Plat of Ship Harbor

Recorded: December 29, 1888

Auditor's No.: Volume 1 of Plats, Page 13

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: City of Anacortes

Recorded: May 23, 1991

Auditor's No: 9105230042

For: Utility purposes

Affects: Roads vacated in Ordinance #2186

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: SURVEY

Recorded: June 14, 1999

Auditor's No: 9906140133

12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on June 1, 2018 as Auditor's File No. 201806010100 . . .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22758-KH

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