

When recorded return to:
Avery Cole Robinson and Junru Guo
4612 Cypress Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261418

May 14 2026

Amount Paid \$15970.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620060799

Title No.: 620060799
Escrow No.: 245478570

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald B. McGough and Martha M. McGough, a married couple
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 Avery Cole Robinson and Junru Guo, a married couple

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

LOT 49, CLEARIDGE DIV I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
12 OF PLATS, PAGES 76 THROUGH 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81705,
4410-000-049-0009

Subject to:

See attached Exhibit "A" Attached hereto and made a part hereto

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."

STATUTORY WARRANTY DEED

(continued)

Dated: 5/11/26

RONALD B. MCGOUGH BY

Kirk J. McGough HIS ATTORNEY IN FACT

Ronald B. McGough by Kirk J. McGough, his attorney in fact

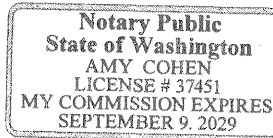
MARTHA M. MCGOUGH BY

Kirk J. McGough HER ATTORNEY IN FACT

Martha M. McGough by Kirk J. McGough, her attorney in fact

State of WashingtonCounty of KingThis record was acknowledged before me on May 11, 2026 by Kirk J. McGough as Attorney In Fact of Ronald B. McGough.Amy Cohen

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 09-09-2029State of WashingtonCounty of KingThis record was acknowledged before me on May 11, 2026 by Kirk J. McGough as Attorney In Fact of Martha M. McGough.Amy Cohen

(Signature of notary public)

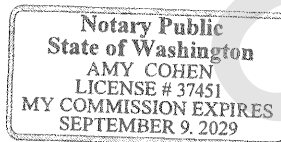
Notary Public in and for the State of WashingtonMy commission expires: 09-09-2029

Exhibit "A"
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 the Plat of Clearidge:

Recording No: 7910040045

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 28, 1979

Recording No.: 7911280008

Amendment to Covenants recorded under Recording Number 200506100131

3. Covenants together with provisions for future charges and assessments as provided for in the by-laws of clearridge homeowners association:

Recording Date: September 28, 1990

Recording No.: 9009280073

Amended Clearige Homeowners Association bylaws recorded under Recording Number 201903180044

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