

**When recorded return to:**

Omega Developments, LLC a Washington limited  
liability company  
1500 A. E. College Way  
Mount Vernon, WA 98273



201101100259

Skagit County Auditor

1/10/2011 Page 1 of 7 3:55PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011906

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Morris Enterprises Family Limited Partnership, a Washington Limited Partnership  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Joannell Tylor-Finegan, a single  
person

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: Lots 9, 10, 11 & 12 REPLAT OF FIRST ADD BIG LAKE WATERFRONT  
TRACTS 122-127 and PTN LOT 121, FIRST ADD BIG LAKE WATERFRONT TRACTS

Tax Parcel Number(s): P62142, P78696, P78695, P78694, 3863-000-121-0103,  
4222-000-011-0001, 4222-000-010-0002,  
4222-000-009-0005

Subject to: Covenants, Conditions, Restrictions and Easements of Record.

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

Dated: December 13, 2010

Morris Enterprises Family Limited Partnership

BY: Emily F. Morris *Emily F. Morris*  
Emily F. Morris, Surviving Trustee and General Partner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#68

JAN 10 2011

Amount Paid \$ 1028.77  
Skagit Co. Treasurer  
By *Mmm* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of Pierce

I certify that I know or have satisfactory evidence that

Emily F Morris  
is/are the person(s) who appeared before me, and said person acknowledged that  
(he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the  
instrument and acknowledged it as the Surviving Trustee and General Partner of Morris Enterprises  
Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: 12-27-2010

Name:

Notary Public in and for the State of Washington,

Residing at: Spanaway, WA

My appointment expires: 10-7-2014

Notary Public  
State of Washington  
RAMONA L NEW  
My Appointment Expires Oct 7, 2014



201101100259  
Skagit County Auditor

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P62142, P78696, P78695, P78694, 3863-000-121-0103,  
4222-000-011-0001, 4222-000-010-0002 and  
4222-000-009-0005

**PARCEL A:**

That portion of Lots 9 and 10, REPLAT OF FIRST ADDITION, BIG LAKE WATERFRONT TRACTS, LOTS 122 TO 127, according to the plat thereof in Volume 11 of Plats, page 3, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 10 which is the true point of beginning;  
Thence Easterly along the North line of said Lot 10, a distance of 155 feet;  
Thence South 39°00'00" East, a distance of 212 feet;  
Thence Easterly and parallel with the South line of said Lot 9, a distance of 225 feet, more or less, to the Easterly boundary of said Lot 9;  
Thence Southeasterly along the Easterly boundary of said Lot 9 to the South boundary of Lot 9;  
Thence Westerly along the South boundary of Lot 9 to the West boundary of Lot 9;  
Thence Northerly along the West boundary of Lots 9 and 10 to the true point of beginning.

Situated in Skagit County, Washington

**PARCEL B:**

Lot 11, REPLAT OF FIRST ADDITION, BIG LAKE WATERFRONT TRACTS, LOTS 122 TO 127, according to the plat thereof, recorded in Volume 11 of Plats, page 3, records of Skagit County, Washington;

EXCEPT a strip of land 60 feet wide the centerline of which is an existing road on or near the Southeast corner of said Lot 7 and extending from the County Road to the North line of the Northeast Quarter of the Southwest Quarter of Section 7, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL C:**

That portion of Lot 121, FIRST ADDITION BIG LAKE WATERFRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying West of the County Road as conveyed by a deed recorded April 20, 1956, under Auditor's File No. 534812, records of Skagit County, Washington.

Situated in Skagit County, Washington



**EXHIBIT "A"**  
Legal Description

**PARCEL E:**

That portion of Lots 9 and 10, REPLAT OF FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, Lots 122 to 127, according to the plat thereof recorded in Volume 11 of Plats, page 3, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 10 which is the true point of beginning;  
Thence Easterly along the North line of said Lot 10, a distance of 155 feet;  
Thence South 39°00'00" East, a distance of 212 feet;  
Thence Easterly and parallel with the South line of said Lot 9, a distance of 225 feet, more or less, to the Easterly boundary of said Lot 9;  
Thence Southeasterly along the Easterly boundary of said Lot 9 to the South boundary of Lot 9;  
Thence Westerly along the South boundary of Lot 9 to the West boundary of Lot 9;  
Thence Northerly along the West boundary of Lots 9 and 10 to the true point of beginning.

Situated in Skagit County, Washington



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Skagit County Auditor

**EXHIBIT "B"**  
Exceptions

1. Right to extend the cut or fill for grade on the property as granted to Skagit County, a municipal corporation, by deeds recorded April 20, 1956, under Auditor's File Nos. 534811 and 534812, records of Skagit County, Washington, provided that the East toe of the fill through said tracts shall be at a distance of at least 60 feet from the shore line of Big Lake, after the grade has been completed.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 REPLAT OF FIRST ADDITION BIG LAKE WATER FRONT TRACTS LOTS 122-127:

Recording No: 808182

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 FIRST ADDITION BIG LAKE WATERFRONT TRACTS:

Recording No: 104858

4. Declaration of Easement and Road Maintenance Agreement;  
Recorded: August 13, 1991  
Auditor's File No.: 9108130041, records of Skagit County, Washington

5. Affect, if any, of a recorded letter from Advanced Soil Mechanics, attesting to the inherent instability of Lot 10. This letter was recorded under Auditor's File No. 200005300132, records of Skagit County, Washington

6. Terms and Agreement of a Declaration of Perpetual Easement between Carl Rogers et ux and CLS Financial;  
Recorded: April 21, 1999  
Auditor's File No.: 9904210096, records of Skagit County, Washington

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 26, 1999  
Auditor's No.: 9904260172, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Parcel C

9. Plat Lot of Record Certification

Recording Date: March 19, 2007  
Recording No.: 200703190007



**EXHIBIT "B"**  
**Exceptions**

- Affects: Parcel C
10. Plat Lot of Record Certification
- Recording Date: March 19, 2007  
Recording No.: 200703190009  
Affects: Parcel B
11. Plat Lot of Record Certification
- Recording Date: March 19, 2007  
Recording No.: 200703190008  
Affects: Parcel E
12. Plat Lot of Record Certification
- Recording Date: March 19, 2007  
Recording No.: 200703190005  
Affects: Parcel A
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 26, 1999  
Recording No.: 9904260171  
Affects: Parcel B
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Raymond Finegan  
Purpose: Ingress, egress and utilities  
Recording Date: May 6, 1999  
Recording No.: 9905060089  
Affects: Parcels B, C

Said document is a rerecording of Auditor's No. 9904280079.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations



**EXHIBIT "B"**  
**Exceptions**

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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