

201807200107

07/20/2018 02:22 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Kevin Morse and Kirsten Morse
15255 S. Blanchard Road
Bow, WA 98232

Recorded at the request of:
Guardian Northwest Title
File Number: 115798

Statutory Warranty Deed

115798

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bethany Fallon Econopouly and James Adam Perry, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin Morse and Kirsten Morse, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 22, Township 36 North, Range 3 East; Ptn. S ½

Tax Parcel Number(s): P47977, 360322-0-003-0006

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 97-0069, approved February 1, 2000, and recorded February 4, 2000, under Auditor's File No. 200002040101, records of Skagit County, Washington; being a portion of East-Half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East of the Willamette Meridian;

Situate in the County of Skagit, State of Washington.

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

Dated 7/18/18

James Perry

Bethany Econopouly

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20180720
JUL 20 2018

STATE OF ~~Washington~~ Pennsylvania
COUNTY OF ~~Skagit~~ Delaware SS:

Amount Paid \$24320
By
Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that James Perry and Bethany Econopouly, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/24/19

Printed Name: Anthony John Rubbo
Notary Public in and for the State of ~~Washington~~ Pennsylvania
Residing at _____
My appointment expires: 1/07/2019 8/24/19

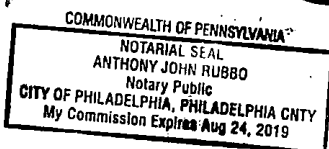


Exhibit A

EXCEPTIONS;

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph
Recorded: October 4, 1912
Auditor's No. 93119
Purpose: Telephone lines together with necessary appurtenances
Area Affected: Said premises, the exact location and extent of said easement is undisclosed of record

B. DELETED

C. DELETED

D. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the McElroy Slough, if navigable.

E. 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: March 11, 1998
Auditor's No.: 9803110115

F. 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: Short Plat 97-0069
Recorded: February 4, 2000
Auditor's No.: 200002040101

Said Short Plat was subordinated to the conservation easement recorded under Auditor's File No. 200002040102.

G. DELETED

H. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: DeLois Fox
Recorded: July 18, 2001
Auditor's No.: 200107180010

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 14, 2001
Auditor's No.: 200108140010
Regarding: TRD Waste Water System

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.

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 28, 2001
Auditor's No.: 200108280073
Regarding: Development Activities on or Adjacent to Designated Natural Resource Lands

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.

K. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 28, 2001
Auditor's No.: 200108280074
Regarding: Special Flood Area Zone

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.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Recorded: July 10, 1998
Auditor's No. 9807100056
Purpose: See Document
Area Affected:

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: February 27, 2013
Auditor's No. 201302270113
Purpose: Maintenance Easement
Area Affected: Portion of real estate under search