

When recorded return to:
Marybeth T. Gower
55139 East Sauk Lane
Darrington, WA 98241



201812310070

12/31/2018 10:19 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500079017

CHICAGO TITLE

500079017

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clinton Cody Bryson, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Marybeth T. Gower, an unmarried 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: (Required if full legal not inserted above.)

Tax/Map ID(s): PTN SEC. 32-33-10E, W.M., AKA LT. 5 Trail Creek

Tax Parcel Number(s): P18869 / 331032-0-007-0905,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185649
DEC 31 2018

Amount Paid \$ 5,523.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 24, 2018

Clinton Cody Bryson
Clinton Cody Bryson

Tiffany Bryson
Tiffany Bryson

State of WA SKagit (CA)
County of Snohomish

I certify that I know or have satisfactory evidence that
Clinton Cody Bryson and Tiffany Bryson
is ~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12-27-18

ERL
Name: ERIC R LUTZ
Notary Public in and for the State of WA
Residing at: Arlington WA
My appointment expires: 11-9-22

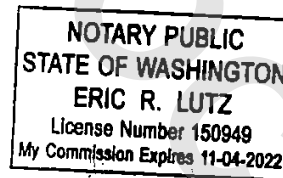


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P18869 / 331032-0-007-0905

That portion of Section 32, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the West Quarter corner of said Section;

Thence along the West line of said Section 32, North 01°21'02" East, 32.67 feet;

Thence South 89°11'09" East, 30.00 feet to a point on the East line of the existing county road and the true point of beginning;

Thence along said East line North 01°21'02" East, 200.00 feet;

Thence South 89°11'09" East to the Sauk River;

Thence Southwesterly along said Sauk River and along the Southeasterly line of Government Lot 4 to a point whence the true point of beginning bears North 89°11'09" West;

Thence North 89°11'09" West to the true point of beginning.

The above described parcel lies wholly within the Southwesterly Quarter of the Northwest Quarter and Government Lot 4, Section 32, Township 33 North, Range 10 East of the Willamette Meridian.

(Also known as Tract 5, TRAIL CREEK, according to the plat thereof, recorded in Volume 92 of Plats, pages 576 through 589, inclusive, records of Skagit County, Washington).

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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: August 17, 1972
Recording No.: 772763

Modification(s) of said covenants, conditions and restrictions

Recording No.: 776807
Recording No.: 9309230009
Recording No.: 9309290013
Recording No.: 9310190027
Recording No.: 9311010080

2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Trail Creek Community Association
Recording Date: November 15, 1972
Recording No.: 776807

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Map of Trail Creek:

Recording No.: 776808

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording No.: 772764

5. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: May 10, 1973
Recording No.: 784768

EXHIBIT "B"

Exceptions
(continued)

In favor of: Public Utility District No. 1 of Snohomish County
For: Electric transmission and/or distribution line

6. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: March 14, 1980
Recording No.: 8003140045
In favor of: Public Utility District No. 1 of Snohomish County
For: Electric transmission and/or distribution line

7. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: November 13, 1963
Recording No.: 643293
In favor of: Skagit County
For: County Road

8. Exceptions and reservations as contained in instrument:

From: Sound Timber Company
Recording No.: 440499

9. 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: August 24, 1891
Recording No.: 30552

10. Skagit County Planning & Development Services - Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: September 22, 2006
Recording No.: 200609220160

11. Any question that may arise due to shifting or change in the course, boundaries or high water line of Sauk River or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Sauk River.

12. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

EXHIBIT "B"Exceptions
(continued)

13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Trail Creek Community Association.
17. 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."