



201901170020

01/17/2019 11:16 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Joni Lee Morrell and James J. Morrell, Jr.
3709 Mohawk Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036903

CHICAGO TITLE
620036903

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nelda J. Archuleta, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joni Lee Morrell and James J. Morrell, Jr., a married couple

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

Lot 18, PLAT OF THUNDERBIRD 4, according to the plat thereof recorded in Volume 15 of Plats,
pages 14 through 16, records of Skagit County, Washington.

Together with an easement for ingress, egress and utilities over the Northerly 120 feet of Lot 17 of
said Plat of Thunderbird 4.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Abbreviated Legal: (Required if full legal not inserted above.)

2019165
JAN 17 2019
Amount Paid \$ 7,481.⁰⁰
Skagit Co. Treasurer
By *Maam* Deputy

Tax Parcel Number(s): P100800 / 4570-000-018-0007,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 14, 2019

Nelda J. Archuleta
Nelda J. Archuleta

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Nelda J. Archuleta
~~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: 1/14/19



Kelli Mayo
Name: _____
Notary Public in and for the State of WA
Residing at: Seda Woolley
My appointment expires: 6/19/21

EXHIBIT "A"

Exceptions

1. 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 PLAT OF THUNDERBIRD 4:

Recording No: 9110300055
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 23, 1991
Recording No.: 9107230069
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: March 27, 1992
Recording No.: 9203270081
4. Covenants, conditions and restrictions 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: October 30, 1991
Recording No.: 9110300056
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"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."