

When recorded return to:  
William J. Sylvia and Nicolette Sylvia  
22777 Nature View Drive  
Sedro Woolley, WA 98284



**201905130110**

05/13/2019 03:27 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037810

CHICAGO TITLE CO.

620037810

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James J. Morrell, Jr. and Joni Lee Morrell, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to William J. Sylvia and Nicolette Sylvia, husband and wife

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.)

Lot(s): 9 SAMISH HEIGHTS DIV. NO. 2

Tax Parcel Number(s): P50689 / 360435-1-007-0806

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191784

MAY 13 2019

Amount Paid \$ 8,994.<sup>00</sup>  
Skagit Co. Treasurer  
By *MJM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 29, 2019

James J. Morrell, Jr.  
James J. Morrell, Jr.

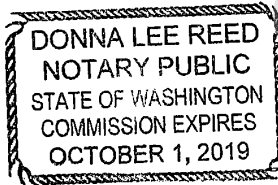
Joni Lee Morrell  
Joni Lee Morrell

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that James J. Morrell, Jr. & Joni Lee Morrell is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/29/19

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Wauville wa  
My appointment expires: 10/1/2019



**EXHIBIT "A"**

## Exceptions

1. Any question that may arise due to shifting or change in the course, boundaries or high water line of Lake Samish 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 Lake Samish.
2. 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.
3. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
4. 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 Short Plat No. 125-78, Samish Heights Division 2 :

Recording No: 884360

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

Purpose: Ingress and egress  
 Recording Date: March 10, 1971  
 Recording No.: 749556  
 Affects: Existing roads across premises

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

Purpose: Ingress and egress  
 Recording Date: March 10, 1971  
 Recording No.: 749554

7. Deed and Declaration of Covenants and the terms and conditions thereof:

Regarding: Maintenance of approved private road and dedication to County when required  
 Recording Date: December 18, 1991  
 Recording No.: 9112180053

**EXHIBIT "A"**Exceptions  
(continued)

8. Provisions contained in the articles of incorporation and bylaws of Nature View Drive Road Association, recorded March 29, 2001 under Auditor's File No. 200103290008, including any liability to assessment lien.

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

Purpose: Ingress, egress and utilities  
Recording Date: March 16, 1979  
Recording No.: 7903160074

10. Low Flow Mitigation Summary Notice and the terms and conditions thereof:

Recording Date: March 11, 2003  
Recording No.: 200303110134

11. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: September 29, 2005  
Recording No.: 200509290035

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

13. 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."

14. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)

15. Assessments, if any, levied by Samish Heights Maintenance Association.
16. Assessments, if any, levied by Nature View Drive Road Association.