


When recorded return to:
Morghan B. Milagrosa
13076 Buchanan LN
MOUNT VERNON, WA 98273


201905310054
05/31/2019 11:40 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037915

CHICAGO TITLE
020037915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elaine Wright and John Wright, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Morghan B. Milagrosa, a single person and Melissa S. Chinn, a single person

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

The North 146.5 feet of the following described property:

Lots 9 and 10, Block 4, BINGHAM ACREAGE, according to the plat thereof, recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, TOGETHER WITH that portion of vacated Road, adjacent to the South line of Lots 9 and 10, vacated per Order of Vacation recorded November 15, 2001, as Auditor's File No. 200111150009.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125197/ 3864-004-009-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192067
MAY 31 2019

Amount Paid \$ 10,421.35
Skagit Co. Treasurer
By *Mg* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 28, 2019

Elaine Wright
Elaine Wright

John Wright
John Wright

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Elaine Wright and John Wright are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 29, 2019 ²⁰¹⁹ ~~2019~~ KAF

Katheryn A Freeman
Name: Katheryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Exceptions

1. 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 Plat of Bingham Acreage:

Recording No: 144539

2. 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 Survey:

Recording No: 201512220117

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 Boundary Line Adjustment:

Recording No: 200610250082

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

Granted to:	Gordon L Pfeil and Joanne Pfeil, husband and wife
Purpose:	Drainage
Recording Date:	November 3, 2006
Recording No.:	200611030070
Affects:	North 5 feet of said premises

5. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: April 26, 2007
Recording No.: 200704260144

6. Lot of Record Certification

Recording Date: February 2, 2007
Recording No.: 200702020137

Said instrument is a re-recording of recording number 200701180036 .

7. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: December 3, 2007
Recording No.: 200712030134

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:

"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."

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

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