

When recorded return to:  
Morgan Lewis  
301 Puget Street  
Sedro Woolley, WA 98284



201907030041

07/03/2019 11:45 AM Pages: 1 of 4 Fees: \$104.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192753

JUL 03 2019

Amount Paid \$ 4526.20  
Skagit Co. Treasurer  
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038656

CHICAGO TITLE  
1020038656

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard N. Phillips and Carrie L. Phillips, who acquired title as Carrie L. Swenson, 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 Morgan Lewis, an unmarried man

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

LOT 1, BLOCK 20, REPLAT OF JUNCTION ADDITION TO SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P76737 / 4166-020-001-0009

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: June 26, 2019

Richard N. Phillips  
Richard N. Phillips  
Carrie L. Phillips  
Carrie L. Phillips

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard N. Phillips and Carrie L. Phillips 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: July 1, 2019  
Kathryn A. Freeman  
Name: Kathryn 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  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**

Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Sedro Woolley.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 31, 2019

between Morgan Lewis ("Buyer")  
Buyer Buyer  
and Richard N Phillips Carrie L Phillips ("Seller")  
Seller Seller  
concerning 301 Puget Ave Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator  
Morgan Lewis 05/31/2019  
Buyer Date  
5/31/2019 5:13 PM PDT

Buyer Date

Authenticator  
Richard N Phillips 05/30/2019  
Seller Date  
5/30/2019 10:17:09 AM PDT

Authenticator  
Carrie L Phillips 05/30/2019  
Seller Date  
5/30/2019 10:16:08 AM PDT