## 201907030041

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

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

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20192753 JUL 0 3 2019

> > Amount Paid \$ 4526.20 Skagit Co. Treasurer Deputy 21

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620038656

CHICAGO TITLE 1020038456

#### 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

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:

Name: Kathenju A Freeman

Notary Public in and for the State of WA

Residing at: Syohomish Co, My appointment expires: 9.01.2011

Notary Public
State of Washington
Katheryn 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

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

| Richard N Phillips  Carrie L Phillips  Carrie L Phillips  Concerning 301  Puget Ave  Sedro Woolley  Ristate Zip  City  State Zip  (the "Property")  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   | hadrina.  | Morgan Lewis   |  |   |  | ("Puvoz")  |
|--|---|--|--|---|--|--|
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