



When recorded return to:
Joshua N. Georgio and Kellie M. Georgio
1023 Alderwood Lane
Sedro Woolley, WA 98284


201908020077
08/02/2019 03:56 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3279
AUG 02 2019

Amount Paid \$ 7392.00
Skagit Co. Treasurer
By  Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038990

CHICAGO TITLE
620038990

STATUTORY WARRANTY DEED

THE GRANTOR(S) Devin P. Morton and Jessica A. Morton, 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 Joshua N. Georgio and Kellie M. Georgio, 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): 11 ALDER RIDGE DIVISION NO. 1

Tax Parcel Number(s): P82160 / 4432-000-011-0007

Subject to:

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

* who acquired title as Jessica A. Rogers

STATUTORY WARRANTY DEED

(continued)

Dated: July 23, 2019



Devin P. Morton



Jessica A. Morton

State of WACounty of SUAKIT.

I certify that I know or have satisfactory evidence that

Devin P. Morton Jessica A. Morton
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.

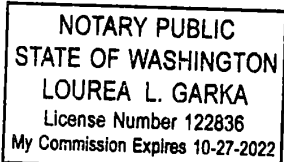
Dated: July 26, 2019Name: Lourea L. GarkaNotary Public in and for the State of WAResiding at: ArlingtonMy appointment expires: 10/27/2022

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P82160 / 4432-000-011-0007

LOT 11, ALDER RIDGE DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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 the face of the recorded Plat of Alder Ridge Div No 1.
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 16, 1945
Auditor's No.: 381159, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 20, 1945
Auditor's No.: 381238, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 31, 1954
Auditor's No.: 505892, records of Skagit County, Washington
In favor of: Public Utilities District No. 1 of Skagit County
For: Water pipelines
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 8, 1954
Auditor's No.: 506162, records of Skagit County, Washington
In favor of: Public Utilities District No. 1 of Skagit County
For: Water pipelines
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 1963
Auditor's No.: 640478, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company

EXHIBIT "B"Exceptions
(continued)

For: Electric transmission and/or distribution line, together with necessary appurtenances

7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 6, 1912
Auditor's No.: 93609, records of Skagit County, Washington
Executed By: Puget Mill Company
8. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: March 2, 1983
Recording No.: 8303020011
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.
11. Assessments, if any, levied by City of 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 June 21, 2019
between Joshua N Georgio Kellie M Georgio ("Buyer")
Buyer Buyer
and Devin P Morton Jessica A Morton ("Seller")
Seller Seller
concerning 1023 Alderwood Lane 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.

Authentisign
Joshua N Georgio 06/21/2019
Buyer 11:03:08 PM PDT Date

Authentisign
Kellie M Georgio 06/21/2019
Buyer 11:17:30 PM PDT Date

Authentisign
Devin P Morton 06/22/2019
Seller 6:42:15 PM PDT Date

Authentisign
Jessica A Morton 06/22/2019
Seller 6:56:43 PM PDT Date