

When recorded return to:
Ryan A Talley and Makenzie M Cook, a married
couple
17217 Garden Ridge Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3949
Sep 11 2019
Amount Paid \$5202.60
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039650

CHICAGO TITLE
620039650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sherri A. Morgan, who acquired title as Sherri A. Savage, and Joseph Morgan,
wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan A Talley and Makenzie M Cook, a married couple

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.)

NORTHERLY 52.79 FT TRCT 6, PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY,
WASHINGTON, VOL 4, PG 49

Tax Parcel Number(s): P64396 / 3882-000-006-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2019

Sherril A Morgan
Sherril A Morgan
Joseph Morgan
Joseph Morgan

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that Sherril A Morgan & Joseph Morgan
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: 9-10-19

Teresa D Varines
Name: Teresa D Varines
Notary Public in and for the State of WA
Residing at: Island Co
My appointment expires: 5/29/23

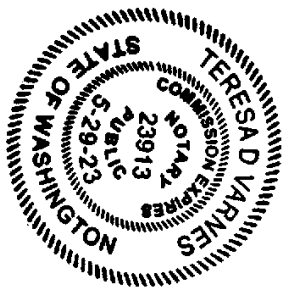


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64396 / 3882-000-006-0100

THE NORTHERLY 52.79 FEET OF TRACT 6, PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right granted by State of Washington to Day Lumber Co., a corporation to overflow the bed and shores of Big Lake by that certain order dated April 7, 1924; certified copy of which was recorded April 21, 1924, in Volume 133 of Deeds, Page 12, under Auditor's File No. 173578, records of Skagit County, Washington.
2. 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
Auditor's No.: 173577, records of Skagit County, WA

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 Plat of Cheastys Big Lake Tracts, Skagit County, Washington, recorded in Volume 4 of Plats, Page 49:

Recording No: 201085

4. Terms and Conditions of an Agreement:

By: Donald Gilbert
And Between: Skagit County
Recorded: June 19, 1986
Auditor's No.: 8606190023

5. Terms and Conditions of Low Flow Mitigation Summary:

Recorded: April 28, 2000
Auditor's No. 200004280053

6. Agreement and the Terms and Conditions thereof:

Between: Skagit County Sewer District No. 2
And: Mario Brown
Dated: May 19, 2000
Recorded: June 12, 2000

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 200006120108
Regarding: Developer Extension Agreement

7. 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: 200303060133

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. 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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.