

**When recorded return to:**  
Thomas Graham and Jan Graham  
19708 East Conway Hill Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4443  
Oct 11 2019  
Amount Paid \$11219.00  
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.: 620039828

**CHICAGO TITLE**  
W20039828

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gordon Lee Meling and Elizabeth Eileen Meling, Trustees of the Lee and Eileen Meling Living Trust, dated April 18, 2011

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Graham and Jan Graham, a married couple

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

LOT 4 OF SHORT PLAT NO. 96-0024, APPROVED MAY 17, 1999, RECORDED MAY 18, 1999  
IN BOOK 14 OF SHORT PLATS, PAGE 25, UNDER AUDITORS FILE NO. 9905180115,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE  
4 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES  
AS SHOWN ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P114979/ 330420-1-009-0300

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 3, 2019

Gordon Lee Meling and Elizabeth Eileen Meling, Trustees of the Lee and Eileen Meling Living Trust,  
dated April 18, 2011

BY: *Gordon Lee Meling*  
Gordon Lee Meling  
Trustee

BY: *Elizabeth Eileen Meling*  
Elizabeth Eileen Meling  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gordon Lee Meling and Elizabeth Eileen Meling are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Gordon Lee Meling and Elizabeth Eileen Meling, Trustees of the Lee and Eileen Meling Living Trust, dated April 18, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/3/2019

*Julie M Dixon*  
Name: Julie M Dixon  
Notary Public in and for the State of Wash  
Residing at: Camano Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Exceptions

1. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof:

Recording Date: May 18, 1999  
Recording No.: 9905180114

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction.

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 Short Plat No. 96-0024:

Recording No: 9905180115

3. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof:

Recording Date: June 9, 1999  
Recording No.: 9906090073

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction.

Amended by instrument recorded under Recording Number 200306200141.

4. 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

Recording Date: June 17, 1999  
Recording No.: 9906170076

5. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: November 29, 1999  
Recording No.: 199911290011

6. Maintenance Agreement and the terms and conditions thereof:

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: March 22, 2000  
Recording No.: 200003220066  
Regarding: Septic system

7. 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."

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