

**When recorded return to:**  
Lani Angeline Stitsel  
26031 72nd Ave NW, Apt 1136  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5288

Dec 06 2019

Amount Paid \$5345.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620040144

**CHICAGO TITLE**  
020040144

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melanie K. O'Connor, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lani Angeline Stitsel, an unmarried woman

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

TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 93-059, APPROVED SEPTEMBER 7, 1993 AND RECORDED SEPTEMBER 14, 1993, IN VOLUME 10 OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 9309140101, 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): P103688/ 331033-4-007-0300

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 27, 2019

Melanie K. O'Connor  
Melanie K. O'Connor

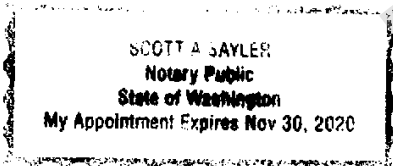
State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that

Melanie K. O'Connor  
(s)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: December 3, 2019

Scott A. Saylor  
Name: Scott A. Saylor  
Notary Public in and for the State of WA.  
Residing at: Everett  
My appointment expires: 11/30/20



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: WM Lindsey  
Auditor's No.: 33240 in Volume 38 and page 519, records of Skagit County, Washington

As Follows: All coal and other minerals are reserved and excepted from this conveyance

2. Exceptions and reservations as contained in instrument;  
Recorded: March 30, 1921  
Auditor's No.: 148848, records of Skagit County, Washington  
Executed By: The Sound Timber Company

As Follows:  
The first party hereby reserves unto itself, its successors and assigns, any merchantable timber standing, lying or being upon the said premises, together with all mineral rights therein, and the further right of ingress and egress over and across, and the right to go upon or over the said premises, and the right to locate and operate over and across the said premises such temporary logging railroad or wagon road as the said first party may deem convenient and necessary for the removal of the timber or the minerals from said land or the removal and moving on said railroad of any timber now or hereafter belonging to said first party, its successors and assigns, or to other parties with whom said first party now has agreement for right-of-way on other lands than those herein described. First party also reserves the right to remove rails, ties and other material owned by it from said property at any time.

3. 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 Skagit County Short Plat No. 93-059:

Recording No: 9309140101

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 14, 1993  
Recording No.: 9309140101  
Matters shown: Encroachment of a fence onto the Northerly portion of said premises by an undisclosed amount and an encroachment of a fence onto the Easterly portion of said premises by an undisclosed amount.

5. Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: December 1, 1997

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9712010100

6. Waiver and Covenant Not to Sue Skagit County and Adjacent Natural Resource Land Property Owners and the terms and conditions thereof

Recording Date: December 1, 1997  
Recording No.: 9712010102

7. Native Growth Protection Area - Critical Areas Site Plan and the terms and conditions thereof

Recording Date: December 12, 1997  
Recording No.: 9712120115

8. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands

Recording Date: November 1, 2010  
Recording No.: 201011010149

9. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: November 1, 2010  
Recording No.: 201011010150

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.