

When recorded return to:
Kodie Nick and Nicole Nick
60625 State Route 20
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-290

Jan 24 2020

Amount Paid \$5381.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040994

CHICAGO TITLE
620040994

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christina Meldrum, a married person as her separate property and Jolene Rosamonda, a single person and Mary Blanchard, a married person as her separate property for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kodie Nick and Nicole Nick, 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.)

TRCT A OF SHORT PLAT NO. 7-78

Ptn. 6L 11 in 6-35-11

Tax Parcel Number(s): P45816 / 351106-0-019-0207

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 22, 2020

Christina L Meldrum
Christina Meldrum-Mary Blanc ~~PA~~

Jolene Rosamonda

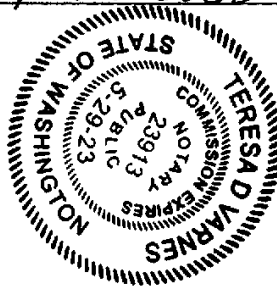
Mary Blancard

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Christina Meldrum
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: 1-23-2020



Teresa D Varnes
Name: Teresa D Varnes
Notary Public in and for the State of WA
Residing at: Island 10 WA
My appointment expires: 5/29/23

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

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: _____

STATUTORY WARRANTY DEED
(continued)

Dated: January 22, 2020

Christina Meldrum-Mary BlancJolene RosamondaMary Blancard

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

State of WA
County of Spokane

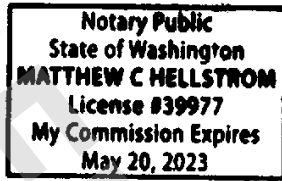
I certify that I know or have satisfactory evidence that

Jolene Rosamonda
(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/22/2020

STATUTORY WARRANTY DEED

(continued)



Matthew C. Hellstrom
Name: Matthew C. Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane
My appointment expires: May 20, 2023

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: January 22, 2020

Christina Meldrum-Mary Blanc

Jolene Rosamonda

J Mary Blanchard
Mary Blanchard BLANCHARD

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

STATUTORY WARRANTY DEED
(continued)

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of WASHINGTON_____ of KINGI certify that I know or have satisfactory evidence that MARY BLANCHARD

_____ 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: 1/22/2020

Desiree A York
Name: DESIREE A YORK
Notary Public in and for the State of WA
Residing at: KING COUNTY
My appointment expires: 11/15/2020

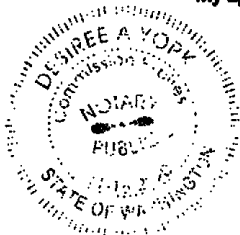


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45816 / 351106-0-019-0207

TRACT A OF SHORT PLAT NO. 7-78, APPROVED JULY 17, 1978, RECORDED JULY 20, 1978, UNDER AUDITOR'S FILE NO. 883890, IN VOLUME 2 OF SHORT PLATS, PAGE 238, BEING A PORTION OF GOVERNMENT LOT 11, SECTION 6, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M. EXCEPT THE SOUTH 30 FEET THEREOF.

SITUATED IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William H. Thompson and Donna L. Thompson, husband and wife
 Purpose: drainfield
 Recording Date: August 10, 1982
 Recording No.: 8208100026

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: underground electric transmission and/or distribution system
 Recording Date: January 15, 1987
 Recording No.: 8701150150

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 Skagit County Short Plat No. 7-78:

Recording No: 883890

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

Recording Date: July 15, 1999
 Recording No.: 9907150142

5. 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,

EXHIBIT "B"**Exceptions
(continued)**

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."

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