

When recorded return to:

Enrique Nonoal and Karli Hosselman
139 N French Ave
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2436

Jul 02 2020

Amount Paid \$2805.00

Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042731

CHICAGO TITLE
020042731

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale C. Morris and Kathleen M. Morris, 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 Enrique Nonoal and Karli Hosselman, 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.)

Lot 5 of Lake McMurray Estates

Tax Parcel Number(s): P108063/4655-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 30, 2020



Dale C. Morris



Kathleen M. Morris

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Dale C. Morris and Kathleen M. Morris

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.


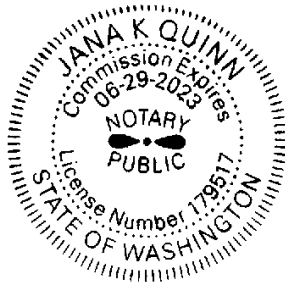
Dated: July 01 2020
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108063/4655-000-005-0000

Lot 5, PLAT OF LAKE MCMURRAY ESTATES, according to the plat thereof recorded in Volume 16 of Plats, pages 55 through 59, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);
 Recorded: December 19, 1932
 Auditor's No(s): 254015, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

 Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms, covenants and provisions thereof, reserved by instrument(s);
 Recorded: June 27, 1947
 Auditor's No(s): 406071, records of Skagit County, Washington
 For: Ingress and egress

 Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);
 Recorded: October 26, 1992
 Auditor's No(s): 9210260015, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

 Note: Exact location and extent of easement is undisclosed of record.
4. Exceptions and reservations as contained in Deed
 From: Burlington Northern Railroad Company, a Delaware Corporation
 Recorded: October 18, 1990
 Auditor's No(s): 9010180030, records of Skagit County, Washington
 As Follows: All of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.
5. Exceptions and reservations as contained in Deed
 From: Burlington Northern Railroad Company, a Delaware Corporation
 Recorded: March 5, 1993
 Auditor's No(s): 9303050095, records of Skagit County, Washington
 As Follows: All of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not

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

damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

6. 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.
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 19, 1994
Auditor's No(s): 9409190112, records of Skagit County, Washington
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 19, 1994
Auditor's No(s): 9409190112, records of Skagit County, Washington
Imposed By: Lake McMurray Estates Home Owner's Association
9. Terms, conditions, and restrictions of that instrument entitled Final Plat Approval No FPT 91007.ORD;
Recorded: May 31, 1995
Auditor's No(s): 9505310031, records of Skagit County, Washington
10. 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 Lake McMurray Estates.
11. Mitigation Plan, Public Water System Wellhead Protection Area, and the terms and conditions thereof:

Recording Date: June 2, 2003
Recording No.: 200306020122
12. Plat Lot of record certification, and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 11, 2008
Recording No.: 200803110003

13. Assessments, if any, levied by Lake McMurray Estates Homeowners Association.
14. City, county or local improvement district assessments, if any.

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 April 28, 2020

between Enrique Nonoal Karli Hosselman ("Buyer")
Buyer Buyer
and Dale Morris Kathleen Morris ("Seller")
Seller Seller
concerning 22278 McMurray Shores Drive Mount Vernon WA 98276 (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.

Authenticator
Enrique 05/08/2020
Buyer 05:53:26 AM PDT Date

Authenticator
Karli Hosselman 05/08/2020
Buyer 09:40:35 PM PDT Date

Authenticator
Dale Morris 05/09/2020
Seller 08:42:12:34:16 PM PDT Date

Authenticator
Kathleen Morris 05/09/2020
Seller 12:43:17 PM PDT Date