



202007310155

07/31/2020 03:54 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Kristina Che and Johnny Phan
605 1st St
Kirkland, WA 98033

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 200346L

Land Title and Escrow
01-178407-0

Statutory Warranty Deed

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 2102
JUL 31 2020

Amount Paid \$ 2102.00
By MA Skagit Co. Treasurer Deputy

THE GRANTORS Michael L Morgan and Dawn D Morgan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Johnny Phan and Kristina Che, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn SE 1/4 SW 1/4, 36-35-3 E W.M.

Tax Parcel Number(s): 350336-3-005-0003/P35423

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "A"

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Dated July 23, 2020

[Signature]
Michael L Morgan

[Signature]
Dawn D Morgan

STATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Michael L Morgan and Dawn D Morgan

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/27/2020

[Signature]
Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires: 4-29-21

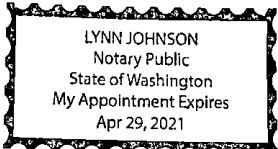


Exhibit "A"

The East 10 acres of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 35 North, Range 3 East, W.M., EXCEPT the as built and existing road running along the South line thereof commonly known as Peterson Road, said road being conveyed to the State of Washington by deed recorded September 6, 1938 under Auditor's File No. 305470, in Volume 175 of Deeds, page 303, records of Skagit County, Washington, AND EXCEPT mineral rights as reserved by the State of Washington by deed recorded June 4 1910, in Volume 80 of Deeds, page 401, under Auditor's File No. 79718, record of Skagit County, Washington, AND ALSO EXCEPT the following described tract:

Beginning at the intersection of the centerline of the County road and the East line of said subdivision;

thence West along the centerline of said County road, 210 feet;

thence North parallel to said East line of said subdivision, 622.3 feet;

thence East parallel to the centerline of said County road, 210 feet;

thence South along the East line of said subdivision to the point of beginning.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

Reservation contained in deed from the State of Washington recorded under Auditor's File No. 79718, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: Location undisclosed
Dated: November 18, 1982
Recorded: November 23, 1982
Auditor's No.: 8211230010

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Michael L. Morgan
Recorded: February 9, 2015
Auditor's File No.: 201502090110
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

Exhibit "B"

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Michael L. Morgan
Recorded: February 9, 2015
Auditor's File No.: 201502090111
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 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 lands operation 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 natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: Reference is made to said instrument for full particulars
Recorded: October 22, 2015
Auditor's No.: 201510220051

Authentisign ID: 713C9449-D642-48C3-A8AF-47E8D967B1E6

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

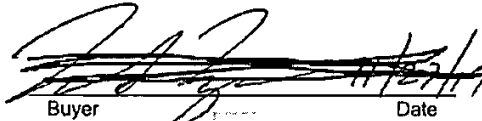
The following is part of the Purchase and Sale Agreement dated May 29, 2020
between Kristina Che Johnny Phan ("Buyer")
Buyer Buyer
and Michael L Morgan Dawn D Morgan ("Seller")
Seller Seller
concerning 17447 Peterson Rd Burlington WA 98233 (the "Property")
Address City State Zip


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.


Buyer _____ Date _____
Authentisign
Johnny Phan 06/21/2020
Buyer _____ Date _____
Authentisign
Kristina Che 06/21/2020
Buyer _____ Date _____
Authentisign
6/21/2020 1:09:45 PM PDT
6/21/2020 1:08:43 PM PDT


Seller _____ Date 11/27/19
Authentisign
Dawn Morgan 11/27/19
Seller _____ Date _____
Authentisign