

When recorded return to:

Lee Brei
12305 Meridian Avenue South 20
Everett, WA 98208

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3545

Sep 08 2020

Amount Paid \$10694.58
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE

020044216

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Cooney and Rachel Cooney, 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 Lee Brei, an unmarried person and Sharon L Mathers, an unmarried person, as joint tenants with right of survivorship, and not as community property or as tenants in common

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.)

TR. 2, SKAGIT CO SP NO. 92-043, BEING A PTN. SW NE, SEC. 9-34-4E, W.M.

APN/Parcel ID(s): 340409-0-025-0500

Tax Parcel Number(s): 340409-0-025-0500

I Lee Brei, and Sharon L Mathersan, intend to aquire title as joint tenants with Rights of Suvivorship and not as Tenants in Common

X DocuSigned by:
Sharon Mathers
2A5A0FE8E8564E1...

X DocuSigned by:
Lee Brei
C603CC300613476...

STATUTORY WARRANTY DEED
(continued)

Dated: September 2, 2020

Daniel Cooney

Daniel Cooney

Rachel Cooney

Rachel Cooney

State of WA
County of Pierce

This record was acknowledged before me by means of two-way audio/video technology on 9.3.2020 by Daniel Cooney and Rachel Cooney.



Notary Public *Amy DeHaro*

My Commissions expires 10.10.23

EXHIBIT "A"
Legal Description

Tract 2 of SKAGIT COUNTY SHORT PLAT NO. 92-043, as approved December 14, 1992, and recorded December 15, 1992, under Auditor's File No. 9212150044, records of Skagit County, Washington; being a portion of Tracts A and D of Skagit County Short Plat No. 16-71 in the Southwest Quarter of the Northeast Quarter and a portion of the East 11 acres of the North Half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Carol Lane delineated on the face of Skagit County Short Plat No. 92-043, as approved December 14, 1992, and recorded December 15, 1992, under Auditor's File No. 9212150044, records of Skagit County, Washington; being a portion of Tracts A and D of Skagit County Short Plat No. 16-71 in the Southwest Quarter of the Northeast Quarter and a portion of the East 11 acres of the North Half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion thereof lying within Lot 2.

Situate in the County of Skagit, State of Washington.

EXCEPTIONS

Easement, including the terms and conditions thereof,

Recording Date: August 5, 1992
Recording No.: 9208050137
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: The exterior 10 feet adjacent to street

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. 92-043:

Recording No: 9212150044

Covenants, conditions, restrictions and easements 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: December 24, 1992
Recording No.: 9212240086

Terms, conditions, and restrictions of that instrument entitled Skagit County Conditional Agreement - Alternative Sewage System Installations;

Recording Date: March 4, 1993
Recording No.: 9303040068

Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: March 22, 2011
Recording No.: 201103220095

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."