

When recorded return to:

Tyler J. Saulsbury and Taylor Saulsbury
700 F and S Grade Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3759
Sep 18 2020
Amount Paid \$4901.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-6580

THE GRANTOR(S) Christina Morgan-Powell, Michael Richard Morgan, Loretta Mae Tharp and Deborah Louise Gutierrez, Heirs and Devisees of Patricia J Morgan, Deceased, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Tyler J. Saulsbury and Taylor Saulsbury, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 11, WILIDA ESTATES

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P80676

Dated: 9-18-2020

Heirs of the Estate of Patricia J Morgan (Deceased)

By: Christina Morgan-Powell, As Her Separate Estate

By: Michael Richard Morgan, A His Separate Estate

By: Loretta Mae Tharp, As Her Separate Estate

By: Deborah Louise Gutierrez, As Her Separate Estate

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Christina Morgan-Powell and Deborah Louise Gutierrez, As Her Separate Estates of Heirs of the Estate of Patricia J Morgan (Deceased) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: ____ day of September, 2020

Signature

Title

My appointment expires:

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Loretta Mae Tharp As Her Separate Estates of Heirs of the Estate of Patricia J Morgan (Deceased) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: ____ day of September, 2020

Signature

Title

My appointment expires:

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence Michael Richard Morgan, A His Separte Estate of Heirs of the Estate of Patricia J Morgan (Deceased) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18th day of September, 2020

Peggy A Land
Signature

ESQ
Title

My appointment expires: June 16, 2021



Statutory Warranty Deed
LPB 10-05

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By: _____
Michael Richard Morgan, A His Separte Estate

By: _____
Loretta Mae Tharp, As Her Separate Estate

By: Deborah Louise Gutierrez
Deborah Louise Gutierrez, As Her Separate Estate

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6580-TJ

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

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Dated: 18th day of September, 2020

Doug Clark
Signature
Notary Public
Title

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

My appointment expires: 12-15-21

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Loretta Mae Tharp As Her Separate Estates of Heirs of the Estate of Patricia J Morgan (Deceased) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: ____ day of September, 2020

Signature

Title

My appointment expires:

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence Michael Richard Morgan, A His Separte Estate of Heirs of the Estate of Patricia J Morgan (Deceased) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: ____ day of September, 2020

Signature

Title

My appointment expires:

Statutory Warranty Deed
LPB 10-05

When recorded return to:

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Sedro Woolley, WA 98284

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By: _____
Michael Richard Morgan, A His Separate Estate

By: Loretta Mae Tharp
Loretta Mae Tharp, As Her Separate Estate

By: _____
Deborah Louise Gutierrez, As Her Separate Estate

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6580-TJ

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Christina Morgan-Powell and Deborah Louise Gutierrez, As Her Separate Estates of Heirs of the Estate of Patricia J Morgan (Deceased) is the person who appeared before me; and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____ day of September, 2020

Signature

Title

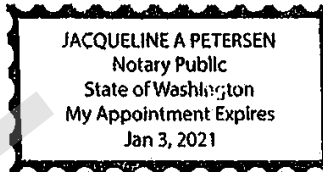
My appointment expires:

STATE OF WASHINGTON
COUNTY OF SKAGIT

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Dated: 10th day of September, 2020

Signature
Notary Public
Title



My appointment expires: Jan 3, 2021

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence Michael Richard Morgan, A His Separte Estate of Heirs of the Estate of Patricia J Morgan (Dceased) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____ day of September, 2020

Signature

Title

My appointment expires:

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1220 Independence Boulevard, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P80676

Property Description:

Lot 11, "WILIDA ESTATES", according to the plat thereof recorded in Volume 12 of Plats, Pages 11 and 12, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6580-TJ

Page 3 of 5

EXHIBIT B

20-6580-TJ

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Wilida Estates

Recorded: April 13, 1978

Auditor's No.: 877375

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6580-TJ

Page 4 of 5

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: April 14, 1978

Recorded: April 13, 1978

Auditor's No.: 877374

Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and First Federal Savings and Loan Association of Mount Vernon

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: April 26, 1978

Recorded: April 28, 1978

Auditor's No.: 878433

Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and First Federal Savings and Loan Association, of Mount Vernon