

When recorded return to:
Keenan Jory Chase
422 N 18th Pl
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3801
Sep 22 2020

Amount Paid \$6005.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

315 Court Street, PO Box 790
Friday Harbor, WA 98250

CHICAGO TITLE
U20043154

Escrow No.: 245426094

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerald D. Morris and Carolyn E. Morris, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Keenan Jory Chase, a married man as his separate property

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.)

UT 5, BLDG B, MAPLECREST CONDOMINIUM NO. 1; BNG POR LT 22, PLAT OF COUNTRY CLUB ESTATES

Tax Parcel Number(s): P80907

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 13, 2020

Jerald D. Morris
Jerald D. Morris

Carolyn E. Morris
Carolyn E. Morris

State of WASHINGTON
County of ~~SKAGIT~~ SAN JUAN

I certify that I know or have satisfactory evidence that Jerald D. Morris and Carolyn E. Morris are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/13/20
Kelly M Korál
Name: Kelly M Korál
Notary Public in and for the State of WA
Residing at: Eastlund
My appointment expires: 8/19/22



EXHIBIT "A"
Legal Description

UNIT 5, BUILDING B, MAPLECREST CONDOMINIUM NO. 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED AUGUST 7, 1978, UNDER AUDITOR'S FILE NO. 884970, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 12 OF PLATS, PAGES 25 THROUGH 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; BEING A PORTION OF LOT 22, PLAT OF COUNTRY CLUB ESTATES, ACCORDING TO PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 5 AND 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: April 25, 1944
Auditor's No.: 370952, records of Skagit County, Washington
Executed By: United States of America
As Follows: Reserving to the United States of America a 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be necessary for mining and saving said minerals.

2. 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 Country Club Estates, recorded in Volume 11 of Plats, Pages 5 and 6:

Recording No: 810276

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 Maplecrest Condominium No. 1, recorded in Volume 12 of Plats, Pages 25 through 27:

Recording No: 884969

4. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: August 7, 1978
Auditor's No.: 884970, records of Skagit County, Washington

5. Right of the condominium association to offer to purchase said premises, as provided for in Declaration of Condominium and any amendments thereto
Recorded: August 7, 1978
Auditor's No.: 884970, records of Skagit County, Washington

6. Terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, RCW 64.32 as amended.

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

7. Provisions of Articles of Incorporation and By-Laws of Fircrest Condominium Owners Association, as disclosed within Declaration recorded under Auditor's File No. 824774, records of Skagit County, Washington.
8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. Agreement, including the terms and conditions thereof; entered into;
By: Maple Crest Condo
And Between: TCI Cablevision of Washington, Inc.
Recorded: December 10, 1999
Auditor's No.: 199912100115, records of Skagit County, Washington
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: October 8, 2009
Recording No.: 200910080086
11. 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."
12. Skagit County Right to Manage Natural Resource Lands Disclosure:

Recording Date: September 21, 2018
Recording No.: 201809210095

EXHIBIT "B"

**Exceptions
(continued)**

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