

When recorded return to:

Bradley H. Clure and Barbara M. Clure
12314 Maple Crest Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5557

Dec 29 2020

Amount Paid \$16905.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045600

CHICAGO TITLE
620045600

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise M. Moore Ortnier, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bradley H. Clure and Barbara M. Clure, a married couple

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

Tract "C" of Short Plat No. 64-78, approved September 25, 1978, recorded September 26, 1978 in
Book 3 of short plats, page 21, under Auditor's File No. 888174; being a portion of the Southeast
quarter of the Southwest quarter of Section 35, Township 36 North, Range 3 East, W.M.

TOGETHER WITH easements for road purposes as created by instruments recorded April 26,
1968 and April 10, 1969, under Auditor's File Nos. 713026, 725250 and 725251, respectively.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P48735 /
360335-3-010-0006, P102615 /
360335-3-010-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 19, 2020


Denise M. Moore OrtnorState of Washington
county of Skaagit

I certify that I know or have satisfactory evidence that
Denise M. Moore Ortnor
(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.

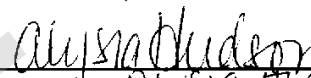
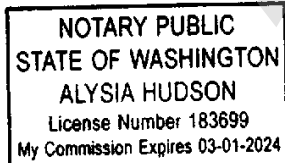
Dated: 12.22.2020
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Blanchard-Edison Water Association
Purpose:	Water pipelines and access road to a proposed reservoir
Recording No.:	552796
Recording No.:	552973

The exact location and extent of said easements are not disclosed of record.
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 Short Plat No. 64-78:

Recording No: 888174
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	Electric transmission and/or distribution lines
Recording Date:	October 29, 1993
Recording No.:	9310290017
Affects:	Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Frank L. Teachman, et al
Purpose:	Ingress and egress, for roadway purposes
Recording Date:	April 26, 1968
Recording No.:	713026
Affects:	Portion of said premises and other property
5. Agreement including the terms, covenants and provisions thereof;

Regarding:	Road construction and maintenance agreement
Executed by:	J. William Taylor, et al
Recording Date:	January 10, 1997
Recording No.:	9701100065

EXHIBIT "A"**Exceptions
(continued)**

Affects: Said premises and other property

6. 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 Survey:

Recording No: 200803260107

7. 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."

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