

When recorded return to:
Richard C. Brunell and Leila A. Brunell
2021 Sandalwood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1500

Apr 08 2021

Amount Paid \$8933.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620046610

Escrow No.: 620046610

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth C. Morod, as Successor Trustee of The Morod Trust, dated March 12, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard C. Brunell and Leila A. Brunell, a married couple

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

Lot 3, "PLAT OF SANDALWOOD", according to the plat thereof recorded in Volume 11 of Plats, Page 78, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80202 / 4361-000-003-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 31, 2021

The Morod Trust, dated March 12, 1993

BY: *Kenneth C. Morod*
Kenneth C. Morod
Successor Trustee

State of OREGON
CLATSOP county of COLLIER

I certify that I know or have satisfactory evidence that KENNETH C. MOROD

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of The Morod Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/31/21

[Signature]
Name: MATT ANDRES CARBALLO
Notary Public in and for the State of OREGON
Residing at: TYBEEVILLE, OREGON
My appointment expires: 1/14/24

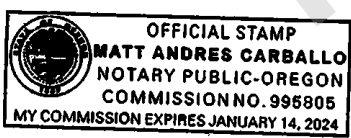


EXHIBIT "A"
Exceptions

1. 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 the Plat of Sandalwood:

Recording No: 862248

2. 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: August 10, 1977
Recording No.: 862312

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 1983
Recording No.: 8305240026

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Sandalwood, a Limited Partnership

4. Agreement and the terms and conditions thereof:

Executed by: The City of Mount Vernon and Choice Homes
Recording Date: July 20, 1978
Recording No.: 883952

5. Agreement(s) and the terms and conditions thereof:

Executed by: Sandalwood, a Limited Partnership, and the City of Mount Vernon
Regarding: Costs of sewer pumping station and installation of sewer lines
Recording No.: 865308
Recording No.: 862951
Recording No.: 862949
Recording No.: 862948

EXHIBIT "A"
Exceptions
(continued)

6. Water Development Agreement and the terms and conditions thereof.

Recording Date: October 26, 1977
Recording No.: 867454

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. Assessments, if any, levied by Sandalwood, a Limited Partnership.
10. Assessments, if any, levied by the City of Mount Vernon.
11. City, county or local improvement district assessments, if any.