

When recorded return to:  
Jessica R. Kraght and Joshua W. Kraght  
18287 Peter Johnson Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE COMPANY  
620049317

Escrow No.: 620049317

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Thomas Hughes and Alis Marie Tortorelli, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jessica R. Kraght and Joshua W. Kraght, a married couple

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.)

LT 1, SKAGIT COUNTY SHORT PLAT NO. PL 05-0126, REC NO. 200810120078

Tax Parcel Number(s): P123795 / 330407-3-002-0100 SW 7-33-4

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4812

Oct 20 2021

Amount Paid \$12455.00  
Skagit County Treasurer  
By Lena Thompson Deputy

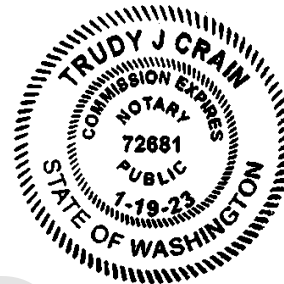
**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 8, 2021

Michael Thomas Hughes  
Michael Thomas HughesAlis Marie Tortorelli  
Alis Marie TortorelliState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Thomas Hughes and Alis Marie Tortorelli 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: 10-12-21  
Trudy J Crain  
Name: Trudy J Crain  
Notary Public in and for the State of Wash  
Residing at: Burien  
My appointment expires: 1-19-23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123795 / 330407-3-002-0100**

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL 05-0126, RECORDED OCTOBER 12, 2005, UNDER AUDITOR'S FILE NO. 200510120073, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**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 Skagit County Short Plat PL 05-0126:  
  
Recording No: 200510120073
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Recorded: October 29, 1987  
Auditor's No(s): 8710290059, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Ingress and egress over property
3. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;  
  
Recorded: October 24, 2003  
Auditor's No(s): 200310240096, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;  
  
Recorded: October 24, 2003  
Auditor's No(s): 200310240095, records of Skagit County, Washington
5. Title Notification Special Flood Hazard Area including the terms, covenants and provisions thereof  
  
Recording Date: July 23, 2010  
Recording No.: 201007230082
6. Title Notification including the terms, covenants and provisions thereof  
  
Recording Date: July 23, 2010  
Recording No.: 201007230083
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

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

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. City, county or local improvement district assessments, if any.