

**When recorded return to:**  
Myrrica Valentine  
919 Marshall Street  
Sedro Woolley, WA 98284

**STATUTORY WARRANTY DEED**

**Order No.:** 21-4056WA  
**Title Order No.:** 620050202

CHICAGO TITLE CO.  
*620050202*

THE GRANTOR(S)

Evangeline Fay Cunningham, Sole Trustee of the Cunningham Family Trust dated June 12, 2020

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Myrrica Valentine, a single woman

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

The East Half of Lot 15 and all of Lots 16 and 17, Block 2, "CENTRAL ADDITION TO SEDRO, WASHINGTON, 1890", as per plat recorded in Volume 1 of Plats, page 31, records of Skagit County, Washington.

ALSO known as Tract "F" of Survey recorded February 3 1993, under Auditor's File No. 9302030092.

Situated in Skagit County, Washington.

APN/Parcel ID(s): P76393 / 4156-002-017-0001

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-5889  
Dec 23 2021  
Amount Paid \$6725.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Dated: 12-20-21

Cunningham Family Trust dated June 12, 2020

BY: *Evangeline Fay Cunningham* Trustee  
Evangeline Fay Cunningham, Sole Trustee

State of IDAHO

County of IDA

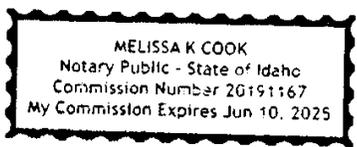
On this 20th day of December, 2021, personally appeared before me, Evangeline Fay Cunningham and said individuals acknowledged that he/she/they signed this instrument, and on oath stated that he/she/they were authorized to execute this instrument and acknowledge it as the Sole Trustee(s) of the above named Trust to be the his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned in the instrument.

Witness under my hand and official seal hereto affixed the day and year first above written.

Dated 12.20.2021

*Melissa K Cook*

Notary Public in and for the State of Washington IDAHO MKC  
Residing at: IDA County IDAHO  
Appointment Expiration: 6-10-25



## SCHEDULE A

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9302030092

2. Certificate for Ordinance No. 1221-1, including the terms, covenants and provisions thereof

Recording Date: February 23, 1995

Recording No.: 9502230028

3. 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."

4. Assessments, if any, levied by Sedro Woolley.
5. City, county or local improvement district assessments, if any.