



202210040074

10/04/2022 03:47 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When recorded return to:  
JENNIFER DAUGHERTY and JASON  
DAUGHERTY  
7582 PARKER ROAD  
SEDRO WOOLLEY, WA 98284

Filed for Record at Request of:  
WHATCOM LAND TITLE COMPANY, INC.  
Escrow No.: W-202183

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 4070  
OCT 04 2022

Amount Paid \$ 10,408.<sup>-</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**

Order No.: W-202183  
Title Order No.: W-202183

CHICAGO TITLE  
*620052813*

THE GRANTOR(S)

JILL MARIE MeLANDER DUVAL, as her separate estate

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

JENNIFER DAUGHERTY and JASON DAUGHERTY, a married couple

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

**See Exhibit A attached hereto and by this reference incorporated herein and made a part here.**

Abbreviated Legal: TRACT F SUBDIVISION MAP NO. 520-81 RAINBOW RIDGE BEING PTN W 1/2 SE  
1/4 SEC 9-35-5E W.M.

Tax Parcel No(s): P38786 and 350509-4-003-1309

Dated: September 27, 2022

Jill Marie Melander Duval ←  
JILL MARIE MeLANDER DUVAL

Montana  
STATE OF ~~WASHINGTON~~  
COUNTY OF Flathead } SS:

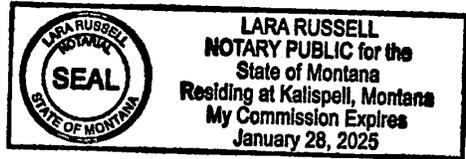
I certify that I know or have satisfactory evidence that JILL MARIE MeLANDER DUVAL the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: The 3 day of October, 2022

[Signature]

Notary Public in and for the State of ~~Washington~~ Montana  
Residing at Kalispell, MT

My appointment expires: 01/28/2025



**EXHIBIT A**  
Legal Description

For APN/Parcel ID(s): P38786 / 350509-4-003-1309

TRACT "F" OF THAT CERTAIN 5 ACRES PARCEL SUBDIVISION MAP NO. 520-81, ENTITLED "RAINBOW RIDGE", APPROVED AUGUST 12, 1981 AND RECORDED AUGUST 19, 1981 UNDER AUDITOR'S FILE NO. 8108190024, IN VOLUME 5 OF SHORT PLATS, PAGES 65,66 AND 67, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS THAT CERTAIN 60 FOOT WIDE PRIVATE ROAD KNOWN AS PARKER ROAD, AS SAID ROAD IS DELINEATED ON THE FACE OF SAID 5 ACRE PARCEL MAP NO. 520-81.

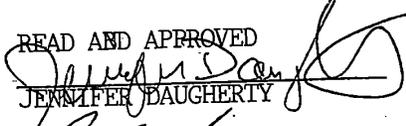
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

1. Covenants, conditions and restrictions contained in Deed 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: June 21, 1954  
Recording No.: 502941
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: October 24, 1972  
Recording No.: 775750
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
  
Granted to: Lester Parker and various other property owners  
Purpose: Private road  
Recording No.: 854972
4. 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 5 Acre Parcel Map No. 520-81:  
  
Recording No.: 8108190024
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: August 3, 1987  
Recording No.: 8708030045
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
  
Granted to: Lonnie D. Parker and Lisbeth J. Parker his wife  
Purpose: Ingress, egress and utilities  
Recording Date: February 26, 1990  
Recording No.: 9002260012
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 14, 1990  
Recording No.: 9012140089
8. As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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.

READ AND APPROVED

  
JENNIFER DAUGHERTY

  
JASON DAUGHERTY