

When recorded return to:

Tamara R. McCormack and Trevan D. Morgan
781 Hamilton Cemetery Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052365

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224155

Oct 11 2022

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE
020052365

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond L. Coffell, a married person as his sole and separate property and Rodney J. Coffell, a married person as his sole and separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tamara R. McCormack, an unmarried person and Trevan D. Morgan, an unmarried person

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

TRACT B, SHORT PLAT NO. 90-69, APPROVED JULY 19, 1991 AND RECORDED JULY 29, 1991 IN VOLUME 9 OF SHORT PLATS, PAGE 331, UNDER AUDITOR'S FILE NO. 9107290052, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P41073 / 350611-4-009-0409

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 4, 2022

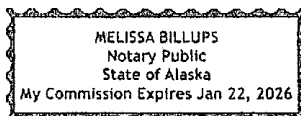
Raymond L. Coffell
Raymond L. Coffell

Rodney J. Coffell

State of Alaska
County of Kenai Peninsula

This record was acknowledged before me on 10/07/2022 by Raymond L. Coffell.

Melissa Billups
(Signature of notary public)
Notary Public in and for the State of Alaska
My appointment expires: 01/22/2026



State of _____

COMM# 220122003
EXP DATE JAN 22, 2026

County of _____

This record was acknowledged before me on _____ by Rodney J. Coffell.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: October 4, 2022

Raymond L. Coffell

RL Coffell

Rodney J. Coffell

State of _____

County of _____

This record was acknowledged before me on _____ by Raymond L. Coffell.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Washington

County of Skagit

This record was acknowledged before me on October 08 2022 by Rodney J. Coffell.

Jana K Quinn

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

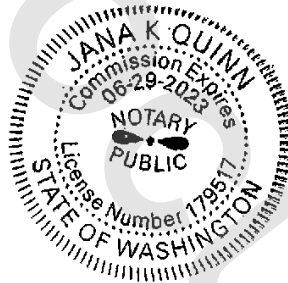


EXHIBIT "A"
Exceptions

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

In favor of: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: February 5, 1992
 Recording No.: 9202050077
 Affects: as described in said instrument

2. Agreement, and the terms and conditions thereof:

Executed by: Max Sutton and Alice Sutton, husband and wife and Hugh Dougher and Melissa Dougher, husband and wife
 Recording Date: August 10, 1992
 Recording No.: 9208100136
 Providing: Well Easement

Said instrument contains among other things, provisions for maintenance by the common users.

3. Exceptions and reservations as contained in deed:

From: Icie J. Sutton, a widow
 Recording Date: May 19, 1986
 Recording No.: 8605190068
 As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser, This boundary adjustment is not for the purposes of creating an additional building lot.

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 Short Plat No. 90-69:

Recording No: 9107290052

5. 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

EXHIBIT "A"Exceptions
(continued)

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."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 9/6/2022
between Tamara R McCormack Trevan D Morgan ("Buyer")
Buyer Buyer
and Raymond L Coffell Rodney J Coffell ("Seller")
Seller Seller
concerning 781 Hamilton Cemetery Rd Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Tamara R McCormack 09/06/22
Buyer Date
Authenticator
Trevan D Morgan 09/06/22
Buyer Date

Authenticator
Raymond L Coffell 07/24/2022
Seller Date
Authenticator
Rodney J Coffell 08/01/2022
Seller Date