

When recorded return to:
Sarah Dorothy Jones and Steven Michael Jones,
Jr.
1834 State Route 9
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235212

Jan 17 2023

Amount Paid \$5843.40
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053358

Escrow No.: 620053358

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Blackburn and Leslie B. Blackburn, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sarah Dorothy Jones and Steven Michael Jones, Jr., 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.)

TRACT 1, SP NO. 93-79, BEING PTN GOVT LTS 3 & 4, SEC 7-36-5E, W.M.

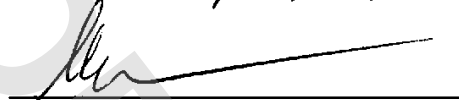
Tax Parcel Number(s): P50903 / 360507-3-010-0202

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 13, 2023




Scott A. Blackburn



Leslie B. Blackburn

State of Washington
County of Skaagit

This record was acknowledged before me on 1-13-2023 by Scott A. Blackburn and Leslie B. Blackburn.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

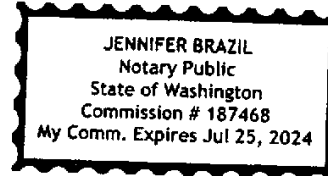


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50903 / 360507-3-010-0202

TRACT 1 OF SHORT PLAT NO. 93-79, APPROVED SEPTEMBER 12, 1979 AND RECORDED SEPTEMBER 13, 1979 UNDER AUDITOR'S FILE NO. 7909130018, IN VOLUME 3 OF SHORT PLATS, PAGE 184, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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 Skagit County Short Plat No. 93-79:

Recording No: 7909130018

2. 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: October 23, 1979
Recording No.: 7910230008
Affects: Portion of said premises

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

In favor of: Rex M. Benjamin and Betty L. Benjamin, husband and wife
Purpose: Ingress and egress
Recording Date: April 9, 1982
Recording No.: 8204090050
Affects: Portion of said premises

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

In favor of: Present and future owners of Lots 1, 2 and 3
Purpose: Water pipes and well
Recording Date: April 15, 1982
Recording No.: 8204150026
Affects: Portion of said premises

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

In favor of: John R. Norbeck and Phyllis L. Norbeck, husband and wife
Purpose: Ingress and egress
Recording Date: April 3, 2022
Recording No.: 9104030021
Affects: Northeastly Corner Lot 1

EXHIBIT "B"

**Exceptions
(continued)**

6. Covenants, conditions and restrictions 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: September 7, 1995
Recording No.: 9509070024

7. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: May 17, 2006
Recording No.: 200608170100

8. Title Notification and the terms and conditions thereof:

Recording Date: June 26, 2006
Recording No.: 200606260089

9. 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: 201506050155

Modification(s) of said instrument

Recording Date: June 11, 2015
Recording No.: 201506110026

10. 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

EXHIBIT "B"

Exceptions
(continued)

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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.