

When recorded return to:

Jerald D. Morris
Carolyn Morris
12345 Rainier Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235848

Mar 17 2023

Amount Paid \$12766.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

315 Court Street, PO Box 790
Friday Harbor, WA 98250

CHICAGO TITLE COMPANY
620053104

Escrow No.: 245455495

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan Dickhaus, as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Jerald D. Morris and Carolyn Morris, a married couple

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

LOT 11, "COUNTRY CLUB ADD. NO. 5," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS,
PAGES 32 AND 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P79338 / 4333-000-011-0007,

Subject to:

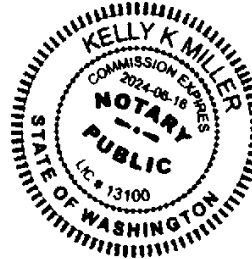
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 15, 2023

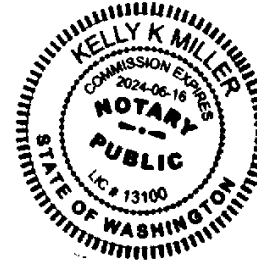
Joan Dickhaus by Amy J. Ramstead AIF
Joan Dickhaus by Amy J Ramstead her
Attorney in Fact

James J Drake
James Drake, signing to release his presumptive
Community Property Interest, if any

State of Washington
County of Skagit

This record was acknowledged before me on March 15, 2023 by Amy J Ramstead as Attorney in Fact of Joan Dickhaus.

Kelly K Miller
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: June 16, 2024

State of Washington
County of Skagit

This record was acknowledged before me on March 15, 2023 by James Drake.

Kelly K Miller
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: June 16, 2024

EXHIBIT "A"
Exceptions

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

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Pipe Line
Recording Date: October 5, 1967
Recording No.: 705293
2. Covenants, conditions, restrictions and easements 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: December 23, 1975
Recording No.: 827767

Modification(s) of said covenants, conditions and restrictions
Recording Date: May 5, 1977

Recording No.: 855948
3. 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 the Plat of Country Club Add No. 5:

Recording No: 827765
4. 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

EXHIBIT "A"**Exceptions
(continued)**

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."

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