

**When recorded return to:**  
Dayna Barnhart and Daniel Barnhart  
1289 Beach Dr  
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235967

Mar 30 2023

Amount Paid \$11253.00  
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

Escrow No.: 620053772

**CHICAGO TITLE**  
620053772

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jerald D. Morris and Carolyn Morris, husband and wife as joint tenants with right of survivorship

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Dayna Barnhart and Daniel Barnhart, 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.)

PTN TRACT 3 & 4, COUNTRY CLUB ADDN NO. 4,

Tax Parcel Number(s): P64589 / 3889-000-004-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: **03/29/2023**

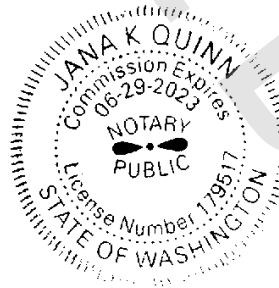
JDMorris  
Jerald D. Morris

Carolyn Morris  
Carolyn Morris

State of Washington  
County of Skagit

This record was acknowledged before me on march 29 2023 by Jerald D. Morris and Carolyn Morris.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64589 / 3889-000-004-0006**

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TRACT 4, COUNTRY CLUB ADDITION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 83 AND 84, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4;  
THENCE NORTH 58°06'09" WEST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 60.58 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE;  
THENCE NORTH 89°25'17" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 31.27 FEET;  
THENCE SOUTH 68°39'00" EAST, A DISTANCE OF 88.79 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH THAT PORTION OF TRACT 3, COUNTRY CLUB ADDITION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 83 AND 84, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3;

THENCE NORTH 58°06'09" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 60.58 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE;  
THENCE NORTH 89°25'17" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 31.27 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 89°25'17" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 41.73 FEET TO THE SOUTHERLY CORNER OF SAID LOT 3;  
THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3, WHICH LINE IS THE MARGIN OF A ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 35 FEET, THROUGH A CENTRAL ANGLE OF 24°33'19", AN ARC DISTANCE ALONG SAID WESTERLY LINE OF 15.00 FEET TO A POINT THAT IS NORTH 68°39'00" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 68°39'00" EAST 37.42 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
  - In favor of: Cascade Natural Gas Corporation
  - Purpose: Constructing, maintaining pipeline or pipelines
  - Recording Date: October 4, 1956
  - Recording No.: 542450
  - Affects: Location not disclosed
  
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 & Light Company
  - Purpose: Electric transmission and/or distribution line
  - Recording Date: August 17, 1961
  - Recording No.: 611239
  - Affects: Portion of said premises
  
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. 4:
  - Recording No: 663410
  
4. Agreement, including the terms and conditions thereof;
  - Executed By: Lot owners within the Plats of Country Club Additions No. 1,2,3 and 4
  - Recording Date: September 17, 1993
  - Recording No.: 9309170049
  - Providing: Road Maintenance Agreement
  - Affects: Said premises and other property
  
5. 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: April 28, 1965
  - Recording No.: 665405

**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 17, 1993  
Recording No.: 9309170049

7. 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: September 17, 1993  
Recording No.: 9309170050

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Country Club Road Association  
Recording Date: September 17, 1993  
Recording No.: 9309170050

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

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 24, 1965  
Recording No.: 666534  
Affects: Portion of said premises

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

In favor of: Gregory C. Reed and Lou Ann Reed  
Purpose: Port of Skagit County  
Recording Date: January 18, 2008  
Recording No.: 200801180148  
Affects: Portion of said premises

**EXHIBIT "B"**Exceptions  
(continued)

11. 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."

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