

When recorded return to:
Jeremy Kredlo
47424 State Route 20
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236755
Jun 02 2023
Amount Paid \$16592.11
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
500142674

Escrow No.: 500142674

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lorrie Morey, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) . and other valuable consideration
in hand paid, conveys and warrants to Jeremy Kredlo, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 96-0018, APPROVED AUGUST 14, 1996 AND
RECORDED AUGUST 27, 1996 AS AUDITOR'S FILE NO. 9608270093 IN VOLUME 12 OF
SHORT PLATS, PAGE(S) 136 THROUGH 137, RECORDS OF SKAGIT COUNTY,
WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3 OF SECTION 13, TOWNSHIP
35 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P109259 / 350813-2-005-0300

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/22/2023Lorrie Morey
Lorrie MoreyState of Washington
County of SnohomishThis record was acknowledged before me on 5/22/2023 by Lorrie Morey.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 09-04-2026

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Commission Expires 09-04-2026

EXHIBIT "A"**Exceptions**

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Burlington Northern, Inc.
Recording Date: November 10, 1977
Recording No.: 868436

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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:

Recording No: 9608270093

3. Native Growth Protection and the terms and conditions thereof:

Recording Date: March 22, 1999
Recording No.: 9903220001

4. 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.

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 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,

EXHIBIT "A"Exceptions
(continued)

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. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200101170060 recites that a manufactured (mobile) home is, or is being affixed to the Land.
8. City, county or local improvement district assessments, if any.