

When recorded return to:
Robert John Morgali, Jr.
1531 N Fruitdale Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237981
Sep 08 2023
Amount Paid \$8197.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620054444

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054444

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Dianne Hingey an unmarried person and Olivia Marie Watts, 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 Robert John Morgali, Jr., a single man

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.)

LT 1, SP SW-SP-2020-250, BEING A PTN NW 1/4 NE 1/4 SEC 18-35-5E, W.M.

Tax Parcel Number(s): P39353 / 350518-0-053-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9.5.23

Patricia Dianne Hingey
Patricia Dianne Hingey

Olivia Marie Watts
Olivia Marie Watts

State of Washington
County of Skagit

This record was acknowledged before me on 09/05/2023 by Patricia Dianne Hingey.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

State of Washington
County of Skagit

This record was acknowledged before me on 09/05/2023 by Olivia Marie Watts.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39353 / 350518-0-053-0000

LOT 1, SHORT PLAT SW-SP-2020-250, APPROVED DECEMBER 8, 2021 AND RECORDED DECEMBER 17, 2021 UNDER AUDITOR'S FILE NO. 202112170095, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

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 granted in a document:

Granted to:	Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose:	Maintenance of pipelines
Recording Date:	March 28, 1956
Recording No.:	541527
Affects:	Portion of said premises

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

Granted to:	Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose:	Maintenance of pipelines
Recording Date:	April 24, 1956
Recording No.:	541747
Affects:	Portion of said premises

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

Granted to:	Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose:	Maintenance of pipelines
Recording Date:	December 4, 1969
Recording No.:	734415
Affects:	Portion of said premises

4. Declaration of Easement and Maintenance Agreement and the terms and conditions thereof:

Recording Date:	December 17, 2021
Recording No.:	202112170092

5. Title Notification and the terms and conditions thereof:

Recording Date:	December 17, 2021
Recording No.:	202112170093

6. Permanent Stormwater Control Facilities Operation and Maintenance Manual and the terms and conditions thereof:

Recording Date:	December 17, 2021
Recording No.:	202112170094

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "B"Exceptions
(continued)

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 SW-Sp-2020-250::

Recording No: 202112170095

8. 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."

9. Assessments, if any, levied by Sedro Woolley.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.

