

202403150050

03/15/2024 12:32 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Trent Olson
23301 E Jones Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249909
Mar 15 2024
Amount Paid \$6485.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245461310

CHICAGO TITLE COMPANY
620055278

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jefferson Morriss and Heather Morriss, husband and wife

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 Trent Olson, an unmarried man and Michelle Blais, an unmarried woman

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. 4 OF REVISED SPL NO. 75-79, REC NO. 8104100001, BEING PTN SE 1/4 SW 1/4 SEC 13-35-4E,

W.M

Tax Parcel Number(s): P36375 / 350413-0-018-0307

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/13/24

Jefferson Morriss
Jefferson Morriss

Heather Morriss
Heather Morriss

State of Washington

County of SKagit

This record was acknowledged before me on MARCH 13, 2024 by Jefferson Morriss and Heather Morriss.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

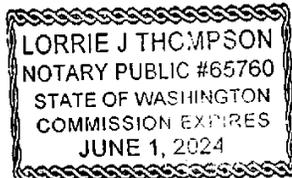


EXHIBIT "A"
Legal Description

LOT 4 OF REVISED SHORT PLAT NO. 75-79, APPROVED APRIL 8, 1981 AND RECORDED APRIL 10, 1981, UNDER AUDITOR'S FILE NO. 8104100001, IN VOLUME 5 OF SHORT PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; TOGETHER WITH THAT PORTION OF TRACT 2 OF SAID REVISED SHORT PLAT NO. 75-79, APPROVED APRIL 8, 1981 AND RECORDED APRIL 10, 1981, UNDER AUDITOR'S FILE NO. 8104100001, IN VOLUME 5 OF SHORT PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE NORTH 87 DEGREES 08' 13" EAST, ALONG THE SOUTH LINE OF SAID TRACT 2 A DISTANCE OF 80.0 FEET TO THE SOUTHWEST CORNER OF TRACT 4 OF SAID REVISED SHORT PLAT NO. 75-79; THENCE NORTH 03 DEGREES 02' 46" WEST, ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 150.0 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 87 DEGREES 08' 13" WEST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 80.0 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE SOUTH 03 DEGREES 02' 46" EAST, ALONG SAID WEST LINE, A DISTANCE OF 150.0 FEET TO THE 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 granted in a document:
Granted to: Cascade Natural Gas Corporation
Purpose: pipeline right of way
Recording Date: December 17, 1956
Recording No.: 545340
Affects: as described in said instrument
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 Short Plat No. 75-79:
Recording No: 7912140012
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 Short Plat Number 75-79 Revised:
Recording No: 8104100001
4. 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: 200112170021

EXHIBIT "B"Exceptions
(continued)

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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."