

When recorded return to:  
Morgan Lewis and Priscilla Janet Perez  
301 Puget Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240514  
May 06 2024  
Amount Paid \$8005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
CORPORATION OF WASHINGTON

15215 SE 272nd St, Suite 101  
Kent, WA 98042

Chicago Title  
620056182

Escrow No.: 0272364-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kathleen D Garner, 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 Morgan Lewis, an unmarried person and Priscilla Janet Perez, an unmarried person, as joint tenants with right of survivorship, and not as community property or as tenants in common

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

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE COUNTY ROAD COMMONLY KNOWN AS SOUTH SKAGIT HIGHWAY, ALL IN SECTION 30, TOWNSHIP 35 NORTH, RANGE 6 EAST W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P42098 350630-3-002-0025, P42100 350630-3-003-0008,

Subject to:

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

**JOINT TENANTS:** The Grantees, by signing the acceptance shown below, evidence their intention to acquire said premises as joint tenants with the right of survivorship and not as community property or as tenants in common.

Grantee's acceptance:

Morgan Lewis  
MORGAN LEWIS  
Subscribed by:  
Priscilla Janet Perez  
PRISCILLA PEREZ

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4-27-24

Kathleen D Garner  
Kathleen D Garner

State of Washington  
County of Lewis

This record was acknowledged before me on 4-27-24 by Kathleen D Garner.

Alan R Browning  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 8-27-2024



**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. Record of Reforestation Requirements including the terms, covenants and provisions thereof  
Recording Date: December 27, 1983  
Recording No.: 8312270012
2. 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: Cascade Pole Company  
Recording Date: November 8, 1983  
Recording No.: 8311080060  
NOTE: This exception does not include present ownership of the above mineral rights. Said reservation was further clarified and amended by affidavit from Cascade Pole Company recorded July 20, 1994, under Recording No. 9407200071, records of Skagit County, Washington.
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 Survey:  
Recording No: 8401170035
4. Notice of On-Site Sewage System Status including the terms, covenants and provisions thereof  
Recording Date: September 9, 1991  
Recording No.: 9109090069
5. Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: March 11, 2010  
Recording No.: 201003110003
6. Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:  
Recording Date: September 20, 2018  
Recording No.: 201809200085
7. 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: 202209160064
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

**EXHIBIT "A"**

Exceptions  
(continued)

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. City, county or local improvement district assessments, if any.

10. The Land has been classified as CF-75 and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 7, 2010

Recording No.: 201004070022

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new

owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be

additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's

Records Section or the Company for additional information.