

*06*

**When recorded return to:**  
Cody Corfe  
15090 Family Ct  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241642  
Aug 02 2024  
Amount Paid \$14190.00  
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.: 620056280

**CHICAGO TITLE**  
*620056280*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Al Morgan, also known as Alfred L. Morgan an unmarried man  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Cody Corfe, an unmarried person

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 NW 1/4 & SW 1/4 sec 26-36-4E, W.M.

Tax Parcel Number(s): P50076 / 360426-2-007-0003, P50029 / 360426-2-003-0007, P49998 /  
360426-0-001-0003

Subject to:

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

UNOFFICIAL DOCUMENT

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 8-1-2024

Al Morgan  
Al Morgan

State of Washington

County of Skaagit

This record was acknowledged before me on 8-1-2024 by Al Morgan, also appearing of record as Alfred L. Morgan, as his separate estate.

Allison M Summers  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 04-09-25



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P50076 / 360426-2-007-0003, P50029 / 360426-2-003-0007 and P49998 / 360426-0-001-0003**

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THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 26, TOWNSHIP 36 NORTH, ERANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 26;  
THENCE NORTH 89°50'00" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 1,222.65 FEET TO THE SOUTHWEST CORNER OF SAID EAST 99 FEET AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°19'53" WEST ALONG THE WEST LINE OF SAID EAST 99 FEET, 1,211.77 FEET TO THE SOUTH MARGIN OF THE COUNTY ROAD KNOWN AS WARNER ROAD;  
THENCE NORTH 89°53'45" EAST ALONG SAID SOUTH MARGIN, 454.26 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "C";  
THENCE SOUTH 0°21'00" EAST 1,211.28 FEET TO SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26;  
THENCE SOUTH 89°50'00" WEST ALONG SAID SOUTH LINE, 454.65 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT BEFORE MENTIONED POINT "C";  
THENCE SOUTH 0°21'00" EAST 205 FEET;  
THENCE SOUTH 89°53'45" WEST 394.52 FEET;  
THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 205 FEET TO SAID SOUTH MARGIN;  
THENCE NORTH 89°53'45" EAST ALONG SAID SOUTH MARGIN, 394.26 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTH 247.5 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, LYING NORTHEAST OF A LAKE AS IT EXISTED ON APRIL 22, 1931, AND REFERRED TO IN DEED RECORDED AUGUST 22, 1932, IN VOLUME 154 OF DEEDS, PAGE 503, UNDER AUDITOR'S FILE NO. 252339 TO CHARLES LOUIS MEINS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY, PUBLIC AND PRIVATE UTILITIES BEING 60 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT BEFORE MENTIONED POINT "C";  
THENCE SOUTH 0°21'00" EAST 260 FEET TO THE TERMINUS OF SAID CENTERLINE.

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: Warner Sub-Flood Control Zone  
Purpose: flood control and drainage  
Recording Date: June 22, 1988  
Recording No.: 8806220090  
Affects: as described in said instrument
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Warner Prairie Sub-Flood Control Zone  
Purpose: flood or drainage  
Recording Date: June 22, 1988  
Recording No.: 8806220091  
Affects: as described in said instrument
  
3. 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.
  
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: 202405080049
  
5. 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: 202406040009
  
6. City, county or local improvement district assessments, if any.

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

7. 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."



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated JUNE 28, 2024  
between COPY CORFE Buyer ("Buyer")  
and Al Morgan Seller ("Seller")  
concerning 22286 Prairie Rd Address Sedro Woolley City WA State 98284 Zip (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property

Cody Corfe 06/28/24 Al Morgan 4.27.24  
Buyer Date Seller Date  
Buyer Date Seller Date