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05/06/2025 12:36 PM Pages: 1 of 7 Fees: \$309.50

Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20251363 May 06 2025 Amount Paid \$6645.00 Skagit County Treasurer By Lena Thompson Deputy

When recorded return to:
Devin P Morton
Cove To Cascades Revocable Trust created
March 18, 2019
12500 Parkside Ln
Mount Vernon, WA 98273

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620058341

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Virginia A Sodeman, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Devin P. Morton and Jessica A. Morton, Co-Trustees of the Cove To Cascades Revocable Trust created March 18, 2019

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 A, SHORT PLAT NO. PL05-0917, REC NO. 200606150095, BEING PTN GOVT LT 4, SEC 30-35-3E, W.M.

Tax Parcel Number(s): P124686 / 350330-4-008-0800

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

STATUTORY WARRANTY DEED

Continued) Dated:			VARRANII DEE	U
Virginia A Sodeman State of Washington County of Snohomish This record was acknowledged before me on 05/01/2025 by Virginia A Sodeman. Callar Blass (Signature of notary public) Notary Public in and for the State of Washington My appointment expires: 10/19/2027 COLLEEN T BLAKE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 210372 COMMISSION # 270372 COMMISSION # 270372 Notarized remotely online using communication technology via Proof.		(CO	nunueu)	
State of	Dated: 05/01/2025			
County of Snohomish This record was acknowledged before me on		n		
This record was acknowledged before me on	State of			
(Signature of notary public) Notary Public in and for the State of Washington My appointment expires: 10/19/2027 COLLEEN T BLAKE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 210372 COMMISSION # 210372 COMMISSION EXPIRES 10/19/2027 Notarized remotely online using communication technology via Proof.	County of Snohomish			
(Signature of notary public) Notary Public in and for the State of Washington My appointment expires: 10/19/2027 COLLEEN T BLAKE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 210372 COMMISSION EXPIRES 10/19/2027 Notarized remotely online using communication technology via Proof.	This record was acknowled	laed before me on	05/01/2025	by Virginia A Sodeman.
NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 210372 COMMISSION EXPIRES 10/19/2027 Notarized remotely online using communication technology via Proof. Statutory Warranty Deed (LPB 10-05)	(Signature of notary public) Notary Public in and for the	State of Washington	n	, , v
Statutory Warranty Deed (LPB 10-05)		NOTAR` STATE OF V COMMISSI	Y PUBLIC VASHINGTON ON # 210372	
	Notarized rem	otely online using com	munication technolog	y via Proof.
	Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23		Page 2	WA-CT-FNRV-02150.620019-620058341

EXHIBIT "A"Legal Description

For APN/Parcel ID(s): P124686 / 350330-4-008-0800

LOT A, SHORT PLAT NO. PL05-0917, APPROVED JUNE 14, 2006 AND RECORDED JUNE 15, 2006, UNDER AUDITOR'S FILE NO. 200606150095, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF GOVERNMENT LOT 4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 3

EXHIBIT "B" Exceptions

1. 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. 95-030:

Recording No: 9608120136

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. SP 98-0007:

Recording No: 9906240104

3. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: June 15, 2006 Recording No.: 200606150094

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 26, 2000 Recording No.: 200005260142

5. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: May 26, 2000 Recording No.: 200005260142

6. 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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 4

EXHIBIT "B"

Exceptions (continued)

law, as set forth on Skagit County Short Plat No. PL-05-0917:

Recording No: 200606150095

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

Granted to:

Public Utility District No. 1 of Skagit County, Washington, a Municipal

Corporation

Purpose:

Water Pipeline

Recording Date:

September 16, 1996

Recording No.:

9609160043

Affects:

As described said premises

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

Granted to:

Puget Sound Energy, Inc., a Washington corporation

Purpose:

Underground electric system, together with necessary appurtenances

Recording Date: August 11, 1998 Recording No.: 9808110131

Affects:

As described said premises

9. Non-exclusive easement and road maintenance declaration and the terms and conditions

Recording Date:

June 24, 1999

Recording No.:

9906240105

 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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 5

WA-CT-FNRV-02150.620019-620058341

and commence and the standard of the contraction of

EXHIBIT "B"

Exceptions (continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

- 11. City, county or local improvement district assessments, if any.
- Provisions set forth on the Survey Map and Plans and Amendments recorded under Recording No. 202504180004.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03,22.23

Page 6

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

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE ©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

between _	Cove To Cascade		Trust		("Buyer")
	Buyer		Buyer		
and	Virginia A Soder	nan	Seller		("Seller")
				77/4 003/5h	## ## # #\
concerning	Parkside L	<u>a</u>	Mount Vernon	WA 98273 State Zio	(the "Property")
		roperty may be su Skagit County Code			to-Manage Natural
lan lor co no ma ex no	d or designated of g-term commercial mercial activities n-resource uses a ry arise from the traction with asso ise, and odor. Ska	es to parcels design r within 1/4 mile of a al significance in Sks s occur or may occur and may be inconver use of chemicals; ciated activities, whight County has esta	rural resource, fore tagit County. A var- cut in the area that inlent or cause dis- or from spraying, nich occasionally o	ist or mineral rescriety of Natural R it may not be co comfort to area n pruning, harvesti generates traffic,	purce lands of esource Land mpatible with esidents. This ng or mineral dust, smoke,
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