

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:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620058341

Escrow No.: 620058341

**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**  
(continued)Dated: 05/01/2025Virginia A. Sodeman  
Virginia A SodemanState of WashingtonCounty of SnohomishThis record was acknowledged before me on 05/01/2025 by Virginia A Sodeman.Colleen Blake  
(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.

**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.

**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

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

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

Recording No: 200606150095

7. 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

8. 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 thereof:

Recording Date: June 24, 1999  
Recording No.: 9906240105

10. 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

**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.
12. Provisions set forth on the Survey Map and Plans and Amendments recorded under Recording No. 202504180004.

Form 22P  
Skagit 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

The following is part of the Purchase and Sale Agreement dated March 11, 2025

between Cove To Cascade Trust ("Buyer")  
Buyer Buyer  
and Virginia A Sedeman ("Seller")  
Seller Seller  
concerning Parkside Ln Mount Vernon WA 98273 (the "Property")  
Address City State Zip

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.

Devin P Morton 03/12/2025  
Buyer Date

Jessica A Morton 03/12/2025  
Buyer Date

Virginia A Sedeman 3/16/25  
Seller Date

Seller Date