

**When recorded return to:**

Patrick J. Clemenson and Jasmine M. Clemenson  
8966 Avon Allen Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253822

Nov 21 2025

Amount Paid \$7157.00  
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

**CHICAGO TITLE**

620060552

Escrow No.: 620060552

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Victoria S. Morris and Nathan P. Morris, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Patrick J. Clemenson and Jasmine M. Clemenson, husband  
and wife

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 SE 1/4 SE 1/4 SEC 14-35-3E, W.M

Tax Parcel Number(s): P34273/350314-0-005-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: November 19, 2025

Victoria S. Morris  
Victoria S. Morris

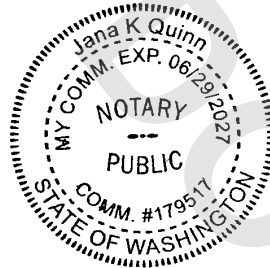
Nathan P. Morris  
Nathan P. Morris

State of Washington

County of Skaagit

This record was acknowledged before me on November 19, 2025 by Victoria S. Morris and Nathan P. Morris.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P34273/350314-0-005-0005**

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THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET WEST AND 25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION;  
THENCE WEST 112 FEET;  
THENCE NORTH 195 FEET;  
THENCE EAST, 112 FEET;  
THENCE SOUTH 195 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY THEREOF LYING WITHIN THE BOUNDARIES OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, IF ANY.

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 set forth in a document:
  - In favor of: Raymond E. Cheadle and Dorothy Cheadle, husband and wife
  - Purpose: Maintaining, operate, re-lay and remove at any time a pipe or pipes, line or lines for the transportation of water
  - Recording No.: 582494
  - Affects: As described
  
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 Survey:
  - Recording No: 200803050030
  
3. 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: Electric transmission and/or distribution line
  - Recording Date: October 3, 2017
  - Recording No.: 201710030072
  - Affects: Portion of said premises
  
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
5. 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.

**EXHIBIT "B"**

Exceptions  
(continued)

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."

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