

When recorded return to:
Cove to Cascades Revocable Trust
12500 Parkside Lane
Mount Vernon, WA 98273



201903290054

03/29/2019 11:47 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037098

CHICAGO TITLE
620037098

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elliott Ward and Stephanie A. Ward, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jessica A Morton and Devin P Morton, Trustees of Cove to Cascades Revocable Trust, dated 03/18/2019

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.)

Lot B, SCSP PL-05-0917; Ptn S/2 30-35-3

Tax/Map ID(s):

Tax Parcel Number(s): P124687 / 350330-4-008-0900,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

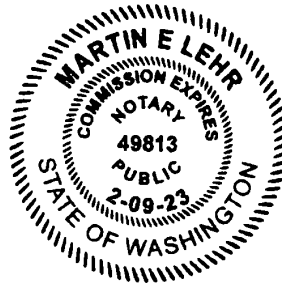
20190329
MAR 29 2019

Amount Paid \$ 21,721.00
Skagit Co. Treasurer
By *ME* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 21, 2019

[Signature]
Elliott Ward
[Signature]
Stephanie A. Ward



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Elliott Ward
& Stephanie Ward
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-25-2019

[Signature]
Name: Martin E LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124687 / 350330-4-008-0900

Lot B, SKAGIT COUNTY SHORT PLAT NO. PL-05-0917, approved June 14, 2006 and recorded June 15, 2006, under Auditor's File No. 200606150095, records of Skagit County, Washington; being a portion of the South half of Section 30, Township 35 North, Range 3 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Skagit County Short Plat No. PL-05-0917:

Recording No: 200606150095

2. Covenants, conditions, restrictions and easements 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

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: September 16, 1996
Recording No.: 9609160043
In favor of: Public Utility District No. 1
Regarding: Water Pipeline

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 11, 1998
Recording No.: 9808110131
In favor of: Puget Sound Power & Light Company
Regarding: Underground electric system, together with necessary appurtenances

5. Non-exclusive easement and road maintenance declaration, and the terms and conditions thereof:

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

6. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: July 19, 2010
Recording No.: 201007190001

EXHIBIT "B"

Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 11, 2010
Recording No.: 201001110156
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.