

When recorded return to:
Zebulon R. Austin
42037 Pine Street
Concrete, WA 98237



201905160074

05/16/2019 03:29 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038221

CHICAGO TITLE
020038221

STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Morgareidge and Stephanie A. Morgareidge, 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 Zebulon Robert Austin, a single man

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 20, BLOCK N, CAPE HORN ON THE SKAGIT DIVISION NO.2, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, INCLUSIVE,
RECORDS OF SKAGIT COUNTY, INCLUDING A 2000 38x28 Skyline Greenbrier Manufactured
Home, Serial No 9U910155M, title of which has been eliminated.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63441,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191842
MAY 16 2019

Amount Paid \$ 3484.⁹⁰
Skagit Co. Treasurer
By *WAM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 7, 2019

[Signature]
James D. Morgareidge

[Signature]
Stephanie A. Morgareidge

State of Washington
County of Skagit

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

Dated: May 15 2019

[Signature]
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Exceptions

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

Purpose: electric transmission and or distribution line, together with necessary appurtenances
Recording Date: August 17, 1965
Recording No.: 670429
Affects: as constructed and extended in the future at the consent of Grantee and Grantor

2. 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 Plat of Cape Horn on the Skagit Division No. 2:

Recording No: 682588

3. 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: July 13, 1965
Recording No.: 668869

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: December 15, 1976
Recording No.: 847451

5. 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

EXHIBIT "A"Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: April 23, 1979
Recording No.: 7904230029

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and conditions and provision thereof, disclosed in instrument:

Recording Date: April 23, 1979
Recording No.: 7904230029

7. Mitigation Plan for Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: May 12, 2000
Recording No.: 200005120053

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.