

When recorded return to:
Chris Tichrob
10815 Jordan Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4489

Sep 30 2021

Amount Paid \$7685.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE CO.
620049226

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curtis A. Weingel and Allyssa J. Gilliam-Weingel, who acquired title as Allyssa J. Weingel, 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 Chris Tichrob, an unmarried person

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 TRACT 7, MORGAN'S TRACTS

Tax Parcel Number(s): P67611 / 3959-000-007-0016

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 09/30/21

Curtis A Weingel
Curtis A. Weingel

Allyssa Weingel
Allyssa J. Gilliam-Weingel

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Curtis A. Weingel and Allyssa J. Gilliam-Weingel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-30-2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

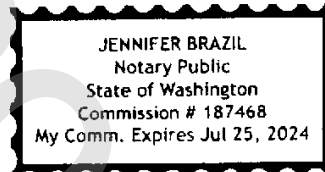
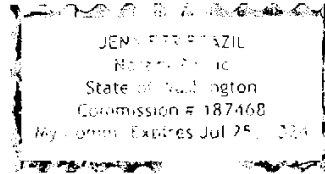


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67611 / 3959-000-007-0016

TRACT 7, MORGAN'S TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 7;
THENCE SOUTHWESTERLY ALONG THE BOUNDARY BETWEEN TRACTS 7 AND 11 OF SAID ADDITION A DISTANCE OF 90 FEET TO THE MOST WESTERLY CORNER OF TRACT 11;
THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT 11 TO ITS INTERSECTION WITH THE NORTH LINE OF TRACT 7;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 7 TO THE POINT OF BEGINNING.

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 the Plat of Morgan's Tracts:

Recording No: 408300

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

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