

When recorded return to:
Scott Morrison and Briana Moulton
23122 Buchanan St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224818

Dec 08 2022

Amount Paid \$13701.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620053192

Escrow No.: 245454516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew J. Blanton and Maria L. Blanton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Scott Morrison and Briana Moulton, a married couple

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. 13, BLK 4, BINGHAM ACREAGE

Tax Parcel Number(s): P62208/ 3864-004-013-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 30, 2022

Matthew J. Blanton
Matthew J. Blanton
Maria L. Blanton
Maria L. Blanton

State of Wa
County of Whatcom

This record was acknowledged before me on December 6, 2022 by Matthew J. Blanton and Maria L. Blanton.

Robin L Sherman
(Signature of notary public)
Notary Public in and for the State of Wa
My appointment expires: 12-30-2024

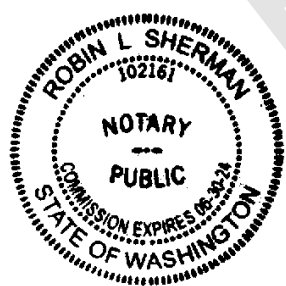


EXHIBIT "A"
Legal Description

LOT 13, BLOCK 4, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;
ALSO TOGETHER WITH THE NORTH HALF OF THAT CERTAIN 40 FOOT UNOPENED COUNTY RIGHT-OF-WAY AS VACATED BY ORDER VACATING COUNTY RIGHT-OF-WAY RECORDED NOVEMBER 15, 2001, UNDER AUDITOR'S FILE NO. 200111150009, RECORDS OF SKAGIT COUNTY, WASHINGTON,
ADJACENT THERETO, WHICH WOULD ATTACH TO SAID PREMISES BY OPERATION OF LAW. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS GRANTED IN DECLARATION OF EASEMENT RECORDED JUNE 14, 2000, UNDER AUDITOR'S FILE NO. 200006140193, RECORDS OF SKAGIT COUNTY, WASHINGTON.
ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, INSTALLATION, REPAIR AND MAINTENANCE OF A SEPTIC DRAINFIELD AS GRANTED IN EASEMENT RECORDED MAY 30, 2004, UNDER AUDITOR'S FILE NO. 200305300244, RECORDS OF SKAGIT COUNTY, WASHINGTON.
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 the Plat of Bingham Acreage:
Recording No: Volume 4, Page 24
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Adjacent lot owners
Purpose: Ingress, egress, utilities and drainage
Recording Date: June 15, 2000
Recording No.: 200006150112
Affect: Portion of said premises
Said instrument is a re-recording of instrument
Recording Date: June 14, 2000
Recording No.: 200006140193
3. 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: 201408110073
4. 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

EXHIBIT "B"

Exceptions
(continued)

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."

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