



202304210092

04/21/2023 02:26 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When recorded return to:  
Roy Jewett and Penny Jewett  
927 West Lake Samish Dr  
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 6214

APR 21 2023

Amount Paid \$ 4773 -  
Skagit Co. Treasurer  
By Deputy

Escrow No.: 245456405

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Alissa L. Lawton and Craig C. Lawton, a married couple

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 Roy Jewett and Penny Jewett, a married couple

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

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHEASTERLY OF THE COUNTY ROAD KNOWN AS OLD ALGER-SAMISH ROAD AS IT EXISTED ON JUNE 4, 1940 AND LYING WESTERLY OF STATE HIGHWAY NO. 1.; (ALSO KNOWN AS LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL20-0518, RECORDED UNDER RECORDING NO. 202107210071). SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P47771 / 360312-1-002-0015,

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 4/18/23

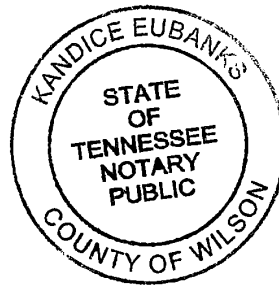
Alissa L. Lawton  
Alissa L. Lawton

Craig C. Lawton  
Craig C. Lawton

State of Tennessee  
County of Rutherford

This record was acknowledged before me on April 18, 2023 by Alissa L. Lawton and Craig C. Lawton.

Kandice Eubank  
(Signature of notary public)  
Notary Public in and for the State of TN  
My appointment expires: 10/30/24



**EXHIBIT "A"**  
Exceptions

1. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: State of Washington  
Purpose: Drainage system  
Recording Date: October 19, 1966  
Recording No.: 689779  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Roadway  
Recording No.: 775208  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: June 6, 2011  
Recording No.: 201106060081  
Affects: Portion of said premises
5. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:  
Recording Date: December 20, 2016  
Recording No.: 201612200050  
Said instrument was re-recorded on April 4, 2018 under Recording No. 201804040006 to reflect separation of parcels.
6. 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

**EXHIBIT "A"**Exceptions  
(continued)

- permitted by applicable law, as set forth on Survey;  
Recording No: 201709060125
7. Notice of On-Site Sewage System Maintenance Agreement and the terms and conditions thereof:  
Recording Date: March 19, 2021  
Recording No.: 202103190055
  8. Road Maintenance Agreement and the terms and conditions thereof:  
Recording Date: June 22, 2021  
Recording No.: 202106220113
  9. Plat Lot of Record Certification and the terms and conditions thereof:  
Recording Date: July 21, 2021  
Recording No.: 202107210069
  10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County, a political subdivision of the State of Washington  
Purpose: Ingress and egress  
Recording Date: July 21, 2021  
Recording No.: 202107210070  
Affects: Portion of said premises
  11. 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 Skagit County Short Plat No. PL20-0518:  
Recording No: 202107210071
  12. 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

**EXHIBIT "A"**Exceptions  
(continued)

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."