

When recorded return to:
Morgan Freed
214 East Fulton Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249244
Jan 03 2024
Amount Paid \$6997.00
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
620055256

Escrow No.: 245460904

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hugo Salgado, an unmarried person as his separate estate
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 Morgan Freed, a single woman and Davin Titland, a single man

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

THE WEST 50 FEET OF LOTS 18, 19 AND 20 AND THE NORTH 10 FEET OF THE WEST 50
FEET OF LOT 17, ALL IN BLOCK 12, VERNON HEIGHTS ADDITION TO MOUNT VERNON,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 108,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54573 / 3763-012-020-0002,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

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 Vernon Heights Addition to MT. Vernon Skagit Co Wash:

Recording No: 1836

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

Granted to: Puget Sound Energy, Inc, a Washington corporation
Purpose: Utilities System
Recording Date: August 30, 2018
Recording No.: 201808300054
Affects: Said premises

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

9. 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."

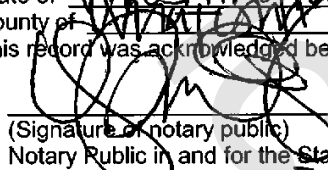
STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2023



Hugo Salgado

State of Washington
County of King
This record was acknowledged before me on 12/29/2023 by Hugo Salgado.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 8-29-2024

LEAH J RICHARDSON
STATE OF WASHINGTON
NOTARY PUBLIC
License # 13667
MY COMMISSION EXPIRES
August 29, 2024