

When recorded return to:
Robert D. Hillier
20438 Prairie Rd
Sedro Woolley, WA 98284



4/17/2012 Page 1 of 2 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015204

CHICAGO TITLE
620015204

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn B. Hillier, a married woman as her separate estate and Douglas A. Hillier, who is married to Carolyn B. Hillier, as to any and all community interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert D. Hillier, an unmarried man

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

Tract 3 of that certain survey recorded October 4, 1978, under Auditor's File No. 888768, in Volume 2 of Surveys, Page 119, records of Skagit County, Washington, being a portion of the Southwest quarter of Section 32, Township 36 North, Range 4 East of W.M.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P50497, 360432-3-001-0306

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015204, which are attached hereto and made a part hereof.

Dated: April 13, 2012

Carolyn B. Hillier
Carolyn B. Hillier

Douglas A. Hillier
Douglas A. Hillier

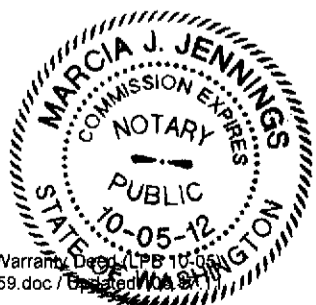
State of Washington
County of Skagit

20121047
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2012
Amount Paid \$ 1518.00
Skagit Co. Treasurer
By MF Deputy

I certify that I know or have satisfactory evidence that Carolyn B. Hillier & Douglas A. Hillier 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/hers/theirs) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 13, 2012



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Recording Date: April 15, 1925
Recording No.: 182760
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Larry W. Fisher and Theta L. Fisher, Husband and Wife
Purpose: Ingress and egress and utility purposes
Recording Date: October 2, 1974
Recording No.: 808240
3. 60 foot wide access and utility easement as shown on the face of that certain survey Recorded August 30, 1974, under Auditor's File No. 805590.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground Electric transmission and/or distribution line.
Recording Date: October 30, 1979
Recording No.: 7910300006
5. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,
Recording Date: October 4, 1978 and August 30, 1974
Recording No.: 888768 and 805590
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Notice contained in deed
Recording Date: October 7, 2011
Recording No.: 20111070078
Regarding: Skagit County Right to Farm Ordinance
8. There is no recorded means of ingress or egress to a public road from the property described in Schedule A.
Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the land.
9. City, county or local improvement district assessments, if any.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year .



201204170108
Skagit County Auditor