



201409100030

Skagit County Auditor

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After recording return to:

Jennifer Towne
2046 Westlake Avenue North
Suite 102
Seattle, WA 98109

CHICAGO TITLE
620022165

Reference: 20369880--410--CS4

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Robert Hubbert and Sylvia Hubbert, Trustees of the Hubbert Family Trust, dated February 20, 1991**, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to **Jennifer Towne, a single woman** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

See Exhibit A - Legal Description attached hereto

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) Tract 7 Survey AF#790946

Tax Parcel Number(s): 360134 0 001 1004 ,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143333

SEP 10 2014

Amount Paid \$8460.00
Skagit Co. Treasurer
By MG Deputy

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

Fidelity National Title of Washington, Inc.

Reference: Statutory Warranty Deed 20369880 410 CS4

Dated: September 9, 2014

SELLER:

Robert Hubbert and Sylvia Hubbert, Trustees of the Hubbert Family Trust, dated February 20, 1991

By: [Signature]
Robert Hubbert, Trustee

By: [Signature]
Sylvia Hubbert, Trustee

State of Washington

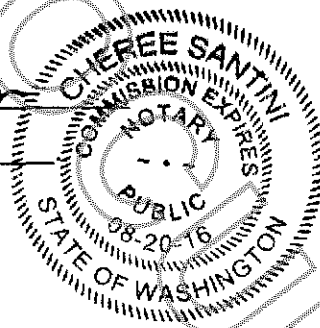
SS:

County of KING

On this 9 day of September, 2014, before me personally appeared Robert Hubbert and Sylvia Hubbert, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that them signed the same as them free and voluntary act and deed, and on oath stated that them was authorized to execute the instrument and acknowledged it as the Trustees of Hubbert Family Trust dated 2/20/91 to be the free and voluntary act of such party for the uses and purposes therein mentioned. Given under my hand and official seal the day and year last above written.

[Signature]

Notary Public in and for the State of Washington
Residing at Gene Co
My Appointment expires: 2/20/14



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EXHIBIT "A"
Legal Description

PARCEL A:

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Tract 7 of that certain survey of a portion of Section 24, Township 36 North, Range 1 East of the Willamette Meridian, recorded September 18, 1973, in Volume 1 of Surveys, page 13 under Auditor's File No. 790946, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for road and utility purposes over and across that certain road as delineated on the face of said survey recorded under Auditor's File No. 790946, records of Skagit County, Washington and as described and set forth in the that certain "Easement" recorded on March 27, 1974 under Auditor's File No. 798371, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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SPECIAL 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 Survey:

Recording No.: 790946

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 27, 1974

Recording No.: 798365

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

Granted to: All present and future property owners

Purpose: Ingress, egress and utilities

Recording Date: March 27, 1974

Recording No.: 798371

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

Granted to: State of Washington Department of Natural Resources

Purpose: Ingress, egress and utilities and right to take water

Recording Date: March 1, 1976

Recording No.: 830916

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 27, 1974

Auditor's No(s): 798366, records of Skagit County, Washington

Executed By: Mt. Baker Area Council of Boy Scouts of America, a Washington corporation; and W.F.M. Investments, a Washington corporation

AMENDED by instrument(s):

Recorded: June 26, 1974, December 8, 1992, July 19, 1994 and June 7, 1995

Auditor's No(s): 804786, 9212080064, 9407190129 and 9506070107, records of Skagit County, Washington



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6. Lot of Record Certification and the terms and conditions thereof

Recording Date: July 16, 2014
Recording No. 201407160023

7. 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.



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