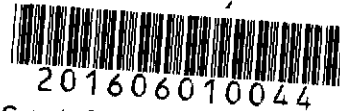


When recorded return to:
Nathan S. Bishop and Lisa Bishop
3419 Woodcrest Lane
Sedro Woolley, WA 98284



Skagit County Auditor
6/1/2016 Page 1 of \$77.00
5 11:25AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245381517

CHICAGO TITLE
020027095

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelcie Sheriff and Janet L. Mayr, 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 Nathan S. Bishop and Lisa Bishop, a married couple

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

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

Abbreviated Legal: **LOT I, PARSON CREEK ACRES**

Tax/Map ID(s): 4687-000-009-0000

Tax Parcel Number(s): P110936, 4687-000-009-0000

Subject to:

Subject to Exhibit "B" attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162203
JUN 01 2016

Amount Paid \$ **8335.40**
Skagit Co. Treasurer
By *Mum* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2016

Kelcie Sheriff
Kelcie Sheriff

Janet L. Mayr
Janet L. Mayr

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Kelcie Sheriff and Janet L. Mayr are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2016

Susie Gale
Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/18

SUSIE GALE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09/11/2018

EXHIBIT "A"
Legal Description

PARCEL A:

Lot I, PARSON CREEK ACRES, according to the plat thereof, recorded in Volume 16 of Plats, Pages 149 through 151, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

A 30 foot wide easement for ingress, egress and utilities, as delineated across Tract J on the face of PARSON CREEK ACRES, according to the plat thereof, recorded in Volume 16 of Plats, Pages 149 through 151, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PARSON CREEK ACRES:**

Recording No: 961120068

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 93-072:**

Recording No: 9310180142

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.

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 20, 1996
Recording No.: 961120068
Matters shown: Encroachment of a fence onto the Westerly portion of said premises by varying amounts

Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: May 28, 1998
Recording No.: 9805280084

Waiver and Covenant Not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners and the terms and conditions thereof

Recording Date: May 28, 1998
Recording No.: 9805280085

Protected Critical Area and the terms and conditions thereof

Recording Date: June 2, 1998
Recording No.: 9806020053

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 23, 2004
Recording No.: 200404230138
Matters shown: Encroachment of a fence onto the Westerly portion of said premises by varying amounts

Buyer is aware that 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.

Acceptance and approval by Grantees:

