

When recorded return to:  
Samuel Hill and Diane Hill  
15990 Beaver Marsh Road  
Mount Vernon, WA 98273



Skagit County Auditor \$75.00  
11/21/2016 Page 1 of 3 3:43PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028803

**CHICAGO TITLE**  
620028803

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) George Bryant Adams and Flora Grace Adams, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to  
Samuel Hill and Diane Hill, a married couple

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

Tracts 38 and 39, DECEPTION PASS WATERFRONT TRACTS, according to the plat thereof  
recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington;

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington, situate  
in front of and abutting thereon.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64894 / 3898-000-039-0004

Subject to:

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

Dated: November 17, 2016

*George Bryant Adams*  
George Bryant Adams

*Flora G. Adams*  
Flora Grace Adams

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165287  
NOV 21 2016

Amount Paid \$ 10,685.00  
Skagit Co. Treasurer  
BY *TTB* Deputy

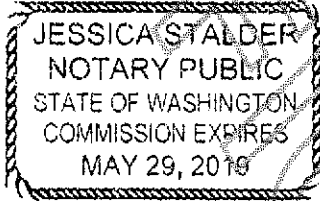
STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that George Bryant Adams and Flora Adams  
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/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 11-17-2014



*Jessica*  
Name: Jessica Stalder  
Notary Public in and for the State of Washington  
Residing at: Wt Vernon WA  
My appointment expires: 5-29-19

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument  
Recorded: January 23, 1947  
Auditor's No.: 400280, records of Skagit County, WA  
As follows: This property shall not be used for commercial purposes
  
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 364767, records of Skagit County, WA  
Affects: Tidelands
  
3. 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 DECEPTION PASS WATERFRONT TRACTS :  
  
Recording No: 384358
  
4. 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.
  
5. Record of Survey  
  
Recording Date: July 14, 1986  
Recording No.: 8607140042
  
6. Record of Survey  
  
Recording Date: April 30, 2013  
Recording No.: 201304300021  
Affects: Easterly line of lot 39
  
7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.