

When recorded return to:  
Aaron Tincher  
8341 Emmanuel Lane  
Concrete, WA 98237



201704050070  
Skagit County Auditor \$75.00  
4/5/2017 Page 1 of 3 3:59PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
020030128

Escrow No.: 620030128

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brenda J. Brashears, an unmarried person as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Aaron Tincher, an unmarried person and Alexandra Billings, an  
unmarried person

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL-01-0815, approved April 17, 2002, and recorded  
April 17, 2002, under Auditor's File No. 200204170070, records of Skagit County, Washington;  
being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 35  
North, Range 7 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P119088 / 350715-1-004-0900, P123820 / 350715-1-004-1100,

Subject to:

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

Dated: April 4, 2017

Brenda J. Brashears  
Brenda J. Brashears

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171379  
APR 05 2017

Amount Paid \$ 3629.08  
Skagit Co. Treasurer  
By Mdm Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of SKAGIT

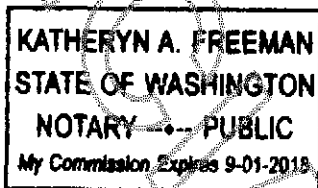
I certify that I know or have satisfactory evidence that

Brenda J. Brashears

(s/he) is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 4, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish Co.  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
**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 SKAGIT COUNTY SHORT PLAT NO. 93-071:  
  
Recording No: 9411030038
2. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: November 3, 1994  
Auditor's No.: 9411030039, records of Skagit County, WA  
For: Ingress, egress, and utilities  
Affects: Westerly and Southerly portion of said premises  
  
Said easement contains, among other things, provisions for maintenance by the common users.
3. Exceptions and reservations as contained in Deed  
  
From: Julia Tozer McCuish and Daniel J. McCuish  
Recorded: August 23, 1918  
Auditor's No.: 127187, records of Skagit County, WA  
As follows:  
Excepting and reserving, however, unto the said grantors the right to construct, maintain, and operate such logging or other roads or ways as may be reasonably necessary to enable the said grantors to cut and remove the timber
4. Exceptions and reservations as contained in Deed  
From: Secretary of the Interior, United States of America  
Recorded: May 2, 1952  
Auditor's No.: 475783, records of Skagit County, WA  
As follows:  
uranium, thorium, and all other materials determined to be peculiarly essential to the production of fissionable material, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, taking just compensation for any damage or injury occasioned thereby
5. 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.
6. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: August 30, 1996  
Auditor's No.: 9608300041, records of Skagit County, WA  
In Favor Of: Kitsap Land Corporation and John W. Smith and Joyce E. Smith, husband and wife  
For: Ingress, egress, drainage, and utilities  
Affects: The Westerly and Southerly portion of said premises
7. 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 SKAGIT COUNTY SHORT PLAT NO. PL-01-0815:  
  
Recording No: 200204170070
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Road Maintenance per Auditor's File No. 200204170071.