

When recorded return to:

Andrew H. Weaver and Teresa A. Weaver
855 Summerhill Drive
Sedro Woolley, WA 98284



201704280052

Skagit County Auditor

\$77.00

4/28/2017 Page

1 of

5 10:20AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029163

CHICAGO TITLE

620029163

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas Niva and Lisa Niva, 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 Andrew H. Weaver and Teresa A. Weaver, a married couple

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

Lot 8, "SKYVIEW DREAM ACRES", as recorded May 28, 2003, under Auditor's File No.
200305280141, records of Skagit County, Washington.
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P120436/ 4815-000-008-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

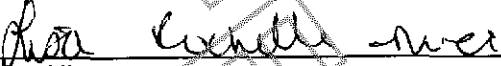
20171762
APR 28 2017

Amount Paid \$9,350.00
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 24, 2017


Douglas Niva


Lisa Niva

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Douglas Niva and Lisa Niva 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.

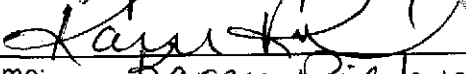
Dated: April 27, 2017

Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 1950
Auditor's No(s): 447275, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the subject property

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 30, 1953
Auditor's No(s): 496763, records of Skagit County, Washington
For: Road right-of-way
Affects: The South Half of the South Half of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 4, Township 36 North, Range 4 East of the Willamette Meridian

3. Regulatory notice/agreement that may include covenants, conditions and restrictions, affecting the subject property;
Executed By: Skagit County Hearing Examiner
Recorded: July 31, 2000
Auditor's File No.: 200007310110, records of Skagit County, Washington

4. Reservations contained in instrument;
Executed By: Daryl Kilwine and Meredith Kilwine, husband and wife
Recorded: January 30, 2002
Auditor's File No.: 200201300041, records of Skagit County, Washington

5. Protective covenants and/or easements but omitting restrictions, if any, based on race, color religion or national origin, a copy of which is hereto attached.
Dated: May 13, 2003
Recorded: May 28, 2003
Auditor's File No.: 200305280142, records of Skagit County, Washington
Executed By: Western Washington Corporation of Seventh Day Adventists

6. Agreement, including the terms and conditions thereof; entered into;
By: Western Washington Corporation of Seventh Day Adventists
And Between: Skagit County
Recorded: May 28, 2003

EXHIBIT "A"

Exceptions (continued)

Auditor's No.: 200305280143, records of Skagit County, Washington
Providing: Protected Critical Area Agreement

7. Terms and provisions of operation and maintenance manual for the Skyview Dream Acres, recorded May 28, 2003, under Skagit County Auditor's File No. 200305280144, records of Skagit County, Washington.
8. Agreement, including the terms and conditions thereof; entered into;
By: Doug and Lisa Niva
And Between: Skagit County
Recorded: September 22, 2003
Auditor's No.: 200309220045, records of Skagit County, Washington
Providing: Whitewater Aerobic Treatment System
9. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: December 19, 2003
Auditor's No(s): 200312190134, records of Skagit County, Washington
10. 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 Skyview Dream Acres:

Recording No: 200305280141
11. Lot of Record Certification

Recording Date: July 17, 2003
Recording No.: 200307170095

EXHIBIT "A"

Exceptions
(continued)

12. Title Notification including the terms, covenants and provisions thereof

Recording Date: December 19, 2003
Recording No.: 200312190134

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 28, 2003

Auditor's No(s): 200305280142, records of Skagit County, Washington

Imposed By: Western Washington Corporation of Seventh Day Adventists