

When recorded return to:
Phillip A. Quimby
22604 Prairie Road
Sedro Woolley, WA 98284



201705300158

Skagit County Auditor \$77.00
5/30/2017 Page 1 of 5 1:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030625

CHICAGO TITLE

020030625

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek Gillooly and Vanessa Gillooly, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Phillip A. Quimby, an unmarried man and DeLisa D. Davis, an unmarried woman

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

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

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

Lot(s): PTN LOT 1 PRAIRIE ESTATES

Tax Parcel Number(s): P82942 / 4463-000-001-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172334

MAY 30 2017

Amount Paid \$ 7998.20
Skagit Co. Treasurer

By: HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2017

Derek Gillooly
Derek Gillooly

Vanessa Gillooly
Vanessa Gillooly

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Derek Gillooly and Vanessa Gillooly 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 26, 2017



Brian Price
Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Washington
My appointment expires: 11/30/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82942 / 4463-000-001-0001

Lot 1, PLAT OF PRAIRIE ESTATES, according to the plat thereof, recorded in Volume 13 of Plats, pages 84 and 85, records of Skagit County, Washington;

EXCEPT that portion conveyed by Right-of-Way Deed recorded on April 24, 1995, under Auditor's File No. 9504240075, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
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 PLAT OF PRAIRIE ESTATES:

Recording No: 8312130001

2. Covenants, conditions, and restrictions 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: December 30, 1983

Auditor's No(s): 8312300047, records of Skagit County, Washington

Executed By: Willard Hendrickson and Ida M. Hendrickson, husband and wife; and
George J. Theodoratus and Lois M. Theodoratus, husband and wife

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

Recorded: December 30, 1983

Auditor's No(s): 8312300047, records of Skagit County, Washington

4. Covenants, conditions, and restrictions 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: June 28, 1983

Auditor's No(s): 8306280026, records of Skagit County, Washington

Executed By: Willard M. Hendrickson, et al

5. Terms, conditions, and restrictions of that instrument entitled Mitigation Summary;

Recorded: April 22, 2002

Auditor's No(s): 200204220126, records of Skagit County, Washington

6. Notice contained in deed

Recording Date: June 12, 2006

Recording No.: 200606120243

Regarding: Skagit County Right to Farm Ordinance

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"

Exceptions (continued)

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."

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Lot Owners Association of Prairie Estates.