

When recorded return to:

Sean T. Linscott
201 1st Street
Hamilton, WA 98255



201708220061

Skagit County Auditor

\$81.00

8/22/2017 Page

1 of

8 3:18PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031817

CHICAGO TITLE

620031817

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth A Swift, Personal Representative of the Estate of Todd Cameron Byerly
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Sean T. Linscott, An unmarried man

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.)

PTN GL 1 & 2 14-35-06 AND LOTS 1, 2, 7 & 8 BLOCK B, TOWN PLAT OF HAMILTON
Tax/Map ID(s):

Tax Parcel Number(s): P73655 / 4111-002-001-0003, P119440 / 4111-002-008-0100, P41180 /
350614-0-011-0004, P41198 / 350614-1-013-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

**20173940
AUG 22 2017**

Amount Paid \$ 4010.00

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 16, 2017

Estate of Todd Cameron Byerly

BY: 

Elizabeth A. Swift
Personal Representative

STATUTORY WARRANTY DEED
(continued)

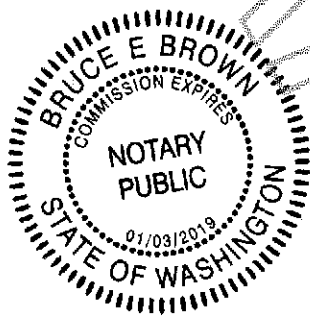
State of WASHINGTON

GRAYS HARBOR of COUNTY

I certify that I know or have satisfactory evidence that ELIZABETH A. SWIFT

(s)are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative for The Estate of Todd C. Byerly to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 18, 2017



Bruce E. Brown
Name: Bruce E. Brown
Notary Public in and for the State of Washington
Residing at: Grays Harbor
My appointment expires: Jan 03, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73655 / 4111-002-001-0003, P119440 / 4111-002-008-0100, P41180 / 350614-0-011-0004 and P41198 / 350614-1-013-0000

PARCEL A:

That portion of Government Lots 1 and 2 of Section 14, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Block A, Town Plat of Hamilton, according to the plat thereof recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington;
Thence Northwesterly along the Southerly line of said Town Plat of Hamilton, a distance of 750 feet, more or less, to the Southeast corner of Lot 1, Block D, of said Town Plat of Hamilton;
Thence Southwesterly along the Southwesterly extension of the Westerly line of Third Street, to the bank of the Skagit River;
Thence Southeasterly, along said bank of the Skagit River, to the Southwesterly extension of the Easterly line of said Block A, Town Plat of Hamilton;
Thence Northeasterly along said Southwesterly extension to the point of beginning;

EXCEPT that portion lying within the right-of-way of Water Street and/or 1st Street.

Situated in Skagit County, Washington

PARCEL B:

That portion of Government Lots 1 and 2 of Section 14, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Government Lot 1;
Thence West a distance of 412.5 feet, more or less, to the bank of the Skagit River;
Thence Northwesterly along the bank of the Skagit River to the Southwesterly extension of the Easterly line of Block A, Town Plat of Hamilton, according to the plat thereof recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington;
Thence Northeasterly along said Southwesterly extension of the Easterly line of Block A to the Southerly line of Water Street;
Thence Easterly along the Southerly line of Water Street to the East line of Government Lot 1;
Thence South along said East line to the point of beginning;

EXCEPT any portion thereof lying within the Hamilton Townsite Company's Third Addition to the Town of Hamilton, according to the plat thereof recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

Lot 1, Block B, TOWN PLAT OF HAMILTON, according to the plat thereof recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington.

EXHIBIT "A"
Legal Description
(continued)

Situated in Skagit County, Washington.

PARCEL D:

Lots 2, 7 and 8, Block B, TOWN PLAT OF HAMILTON, according to the plat thereof, recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. 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.

2. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition 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;
Recorded: October 25, 1988
Auditor's No.: 8810250033, records of Skagit County, Washington
Executed By: Skagit County
As Follows: Said property to be used for the sole purpose of the Skagit County Parks & Recreation Department for Park/Open Space purposes per Resolution #11748 dated September 12, 1988
Affects: Parcels A, B and other property

3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition 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;
Recorded: October 7, 1997
Auditor's No.: 9710070050, records of Skagit County, Washington
Executed By: Skagit County
As Follows: Property is sold with the agreement that said parcels are nonbuildable and that no permit will be issued for a residence to be erected on either parcel at any time
Affects: Parcels A and B

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 27, 1976
Auditor's No(s): 829354, records of Skagit County, Washington
In favor of: Town of Hamilton
For: Bank Protection and/or flood control works
Affects: Lots 7 and 8 of Parcel D

5. Record of Survey:
Recorded: August 2, 2002
Auditor's File No.: 200208020113, records of Skagit County, Washington

EXHIBIT "B"

Exceptions (continued)

6. Encroachment of concrete retaining wall onto First Street adjacent on the Northwest as disclosed by a survey recorded March 28, 2001 under Auditor's File No. 200103280103, records of Skagit County, Washington.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Hamilton.

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: TODD C. BYERLY Deceased	CASE NO. 16-4-00383-4 LETTERS OF ADMINISTRATION
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SKAGIT COUNTY, WASH.
FILED

OCT 21 2016

MAVIS BETZ, CLERK
Deputy

I. BASIS

1.1 TODD C. BYERLY late of Skagit County died intestate on or about OCTOBER 4, 2016 leaving property in this state subject to administration.

1.2 On OCTOBER 21, 2016 the court appointed ELIZABETH A. SWIFT to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ELIZABETH A. SWIFT is authorized by the court to administer the estate of the above decedent according to law.

DATED OCTOBER 21, 2016.

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on OCTOBER 21, 2016.

I further certify that these letters are now in full force and effect.

DATED 7-20-17

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY C. Siley Deputy Clerk

