

When recorded return to:
Stephen Z. Hiles and Wendy A. Hiles
1801 Cooper Pond Place
Anacortes, WA 98221



Skagit County Auditor
12/1/2017 Page

201712010047
1 of 8 11:33AM

\$81.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031504

CHICAGO TITLE
620031504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy Woodward, an unmarried woman and Jason Woodward and Amy Woodward, 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 Stephen Z. Hiles and Wendy A. Hiles, a married couple

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 3 SP 90-20

Tax Parcel Number(s): P90336/ 340207-0-010-0600

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175594
DEC 01 2017

Amount Paid \$ 2052.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 27, 2017

x Nancy Woodward
Nancy Woodward

X
Jason Woodward by Amy Woodward, His attorney in fact

X
Amy Woodward

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that Amy Woodward is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Jason Woodward and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED

(continued)

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that Amy Woodward is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

State of Wyoming

County of Teton

I certify that I know or have satisfactory evidence that Nancy Woodward is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 28, 2017

Name: Diana M Joy

Notary Public in and for the State of Wyoming

Residing at: Wilson, Teton County, Wyoming

My appointment expires: 3-11-19

DIANA M JOY
Notary Public - Wyoming
Teton County
My Commission Expires Mar 11, 2019

STATUTORY WARRANTY DEED
(continued)

Dated: November 27, 2017

X

Nancy Woodward

X

Jason Woodward by Amy Woodward, His attorney in fact.
Jason Woodward by Amy Woodward, His attorney in fact

X

Amy Woodward

State of Alaska

Anchorage of _____

I certify that I know or have satisfactory evidence that Amy Woodward is the person who appeared before me, and said person acknowledged that he/she signed this Instrument as Attorney in Fact for Jason Woodward and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-29-17

[Signature]
Name: Michael Claiborne
Notary Public in and for the State of Alaska
Residing at: Anchorage
My appointment expires: FF18

Notary Public
MICHAEL CLAIBORNE
State of Alaska
My Commission Expires Jan 1, 2018

STATUTORY WARRANTY DEED
(continued)


State of Alaska

Anchorage of _____

I certify that I know or have satisfactory evidence that Amy Woodward is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-29-17

Notary Public
MICHAEL CLAIBORNE
State of Alaska
My Commission Expires Jan 1, 2018


Name: Michael Claiborne
Notary Public in and for the State of Alaska
Residing at: Anchorage AK
My appointment expires: FHJ

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that Nancy Woodward is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P90336/ 340207-0-010-0600

Parcel A:

Lot 3 of Skagit County Short Plat No. 90-20, as approved August 20, 1990, and recorded August 23, 1990, in Volume 9 of Short Plats, page 256, under Auditor's File No. 9008230029, records of Skagit County, Washington, being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East, W.M.,

Except that portion conveyed for right-of-way to the State of Washington by deed recorded on June 11, 1997, under Auditor's File No. 9706110088, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

An undivided one-eighth interest in Tract E of Skagit County Short Plat No. 13-81, Revised, entitled Lake Side Meadows, approved April 10, 1981, and recorded April 27, 1981, in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 21, 1960
Recording No.: 596819

The exact location and extent of said easement is not disclosed of record.

2. 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 Short Plat No. 90-20:

Recording No: 9008230029

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: September 5, 1991
Recording No.: 9109050022
Affects: Said premises

4. Skagit County Conditional Agreement, including the terms, covenants and provisions thereof;

Regarding: Alternative sewage system installations
Recording Date: July 5, 1991
Recording No.: 9107050037

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. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

EXHIBIT "B"

Exceptions
(continued)

Grantor: State of Washington
Recording No.: 153364

7. Skagit County Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: August 14, 2006
Recording No.: 200608140192

8. City, county or local improvement district assessments, if any.