

When recorded return to:

Derek W. Rice
16557 Ovenell Road
Mount Vernon, WA 98273



201804300149

Skagit County Auditor

\$79.00

4/30/2018 Page

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6 1:21PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034212

CHICAGO TITLE
620034212

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk Hamilton and Leslie Hamilton, 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 Derek W. Rice, an unmarried person and Jillian Madsen, an unmarried person

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 4 SKAGIT COUNTY SHORT PLAT NO. 91-044

Tax Parcel Number(s): P102869 / 340302-4-002-2200,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 1766
APR 30 2018

Amount Paid \$ 7,409.80
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2018

Kirk Hamilton
Kirk Hamilton

Leslie Hamilton
Leslie Hamilton

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Kirk Hamilton and Leslie Hamilton
is/are 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 27, 2018

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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102869 / 340302-4-002-2200

PARCEL A:

That portion of Lot 4 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991, under Auditor's File No. 9111040047, in Volume 10 of Short Plats, page 21, records of Skagit County, Washington; being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980, under Auditor's File No. 8006190030, in Volume 4 of Short Plats, page 121, being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;
Thence South 88 degrees 55' 47" East along the South line of said Lot 4 for a distance of 29.99 feet to an angle point on said South line;
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the west line) of said Lot 4 and being the TRUE POINT OF BEGINNING;
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;
Thence North 74 degrees 01' 22" East for a distance of 175.34 feet;
Thence South 52 degrees 54' 42" East for a distance of 230.43 feet to said South line of Lot 4;
Thence South 52 degrees 05' 11" West along said South line for a distance of 421.59 feet to an angle point on said South line;
Thence South 25 degrees 23' 52" West along said South line for a distance of 39.97 feet to the TRUE POINT OF BEGINNING;

EXCEPT the right-of-way for Drainage District No. 19, as condemned by Decree entered November 5, 1945, in Skagit County Superior Court Cause No. 8889, and as said right-of-way was modified by documents recorded under Auditor's File Nos. 8107220034 and 8107220035.

TOGETHER WITH an easement for ingress, egress and utilities, over under and across a portion of the West 50.00 feet of Lot 4 Skagit County Short Plat No. 91-044 and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;
Thence South 88 degrees 55' 47" East along the South line of said Lot 4, for a distance of 29.99 feet to an angle point on said South line;
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the West line) of said Lot 4;
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;
Thence South 89 degrees 36' 33" West a distance of 50.00 feet to the West line of said Lot 4 at a point bearing North 00 degrees 23' 27" West from the POINT OF BEGINNING;
Thence South 00 degrees 23' 27" East along said West line for a distance of 426.54 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

EXHIBIT "A"
Legal Description
(continued)

PARCEL B:

An easement for access and utilities as granted by Agreement recorded August 22, 1994, under Auditor's File No. 9408220097, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 91-044:

Recording No: 8006190030

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

Granted to: Drainage District No. 19
Purpose: Drainage
Recording Date: July 22, 1981
Recording No.: 8107220035
Affects: A portion of said premises

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

Granted to: Cascade Natural Gas Corporation
Purpose: Pipeline or pipelines
Recording Date: November 18, 1982
Recording No.: 8211180027
Affects: A portion of said premises

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 91-044:

Recording No: 9111040047

5. Easement agreement and the terms and conditions thereof

Recording Date: August 22, 1994
Recording No.: 9408220097

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

EXHIBIT "B"

Exceptions
(continued)

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 3, 1994
Recording No.: 9410030093
Affects: A portion of said premises

7. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: June 3, 2011
Recording No.: 201106030058

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