

When recorded return to:
Emily Pepper
7800 Parker Road
Sedro Woolley, WA 98284



201805240093

05/24/2018 03:35 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031029

CHICAGO TITLE
620031029

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean R. Hamilton and DeEtta M. 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 Emily Pepper, 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): A and B SP 520-81 (Ptn SE 9-35-5E)

Tax Parcel Number(s): P38787 / 350509-4-003-1408,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2166
MAY 24 2018

Amount Paid \$ 9795.⁰⁰
Skagit Co. Treasurer
By *HTB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 21, 2018

Dean R. Hamilton
Dean R. Hamilton
DeEtta M. Hamilton
DeEtta M. Hamilton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dean R. Hamilton and DeEtta M. Hamilton 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 24, 2018
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38787 / 350509-4-003-1408

PARCEL A:

Tract "A" of that certain 5 acre Parcel Subdivision Map No. 520-81, entitled "Rainbow Ridge", approved August 12, 1981 and recorded August 19, 1981 under Auditor's File No. 8108190024, in Volume 5 of Short Plats, pages 65, 66 and 67, records of Skagit County, Washington; being a portion of the West 1/2 of the Southeast 1/4 of Section 9, Township 35 North, range 5 East, W.M.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over under and across that certain 60 foot wide private road known as Parker Road, as said road is delineated on the face of said 5 acre Parcel Map No. 520-81

Situated 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 & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 24, 1972
Recording No.: 775750
Affects: 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 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 FIVE ACRE TRACT SUBDIVISION NO. 520-81 "RAINBOW RIDGE":

Recording No: 8108190024
3. 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

Grantor: Glacier Park Company
Recorded: June 11, 1954
Recording No.: 502941
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: April 21, 1977
Recording No.: 854972
5. Assessments or charges and liability to further assessments or charges including the terms, covenants, and provisions thereof, disclosed in instrument

Recording Date: August 19, 1981
Recording No.: 8108190025
Imposed by: Rainbow Ridge Maintenance Association
6. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

7. Assessments, if any, levied by Rainbow Ridge Maintenance Association.