

When recorded return to:
Christopher Hatch
9056 North Texas Road
Anacortes, WA 98221

201807060031

07/06/2018 11:42 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034493

CHICAGO TITLE CO.
620034493

STATUTORY WARRANTY DEED

THE GRANTOR(S) James N. Nelson, Jr, an unmarried person and Jo G. Nelson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher Hatch, a married person as his separate property

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

Lot 2, SHORE VIEW ESTATES, according to the plat thereof recorded December 29, 2008 under Auditor's File No. 200812290093, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P128196 / 4975-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201802952
JUL 06 2018

Amount Paid \$ **4033.00**
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED (continued)

Dated: June 18, 2018

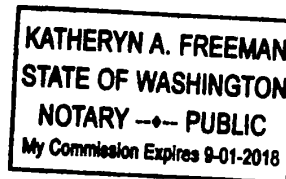
James N. Nelson, Jr
James N. Nelson, Jr
Jo G. Nelson
Jo G. Nelson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James N. Nelson, Jr is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 15, 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



State of WASHINGTON
County of ~~SKAGIT~~ KING

I certify that I know or have satisfactory evidence that Jo G Nelson 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: JUNE 21, 2018

Tony Benson
Name: TONY BENSON
Notary Public in and for the State of WA
Residing at: KEAT
My appointment expires: 2/1/21



EXHIBIT "A"

Exceptions

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

Granted to:	Skagit County Sewer District No. 1
Purpose:	A sewer pipe or pipes, line or lines
Recording Date:	February 13, 1969
Recording No.:	723237
2. Declaration of Covenant and the terms and conditions thereof

Recording Date:	April 26, 1985
Recording No.:	8504260001
Regarding:	Well
3. Lot of Record Certification

Recording Date:	October 25, 2004
Recording No.:	200410250186
Affects:	said premises and other property
4. Covenants, conditions and restrictions 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 in the document

Recording Date:	November 12, 2004
Recording No.:	200411120046
As Follows:	This boundary line adjustment is not for the purpose of crating an additional building lot.
5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date:	July 12, 2005
Recording No.:	200507120137
6. Order on Variance Permit VA 04 0792 and the terms and conditions thereof

Recording Date:	February 23, 2005
Recording No.:	200502230055
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: October 9, 2006
 Recording No.: 200610090055
 Affects: Said premises and other property

8. 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 SHORE VIEW ESTATES:

Recording No: 200812290093

9. Plat Lot of Record Certification

Recording Date: December 29, 2008
 Recording No.: 200812290094

10. Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: December 29, 2008
 Recording No.: 200812290095

11. Maintenance Agreement and the terms and conditions thereof

Recording Date: December 29, 2008
 Recording No.: 200812290096
 Regarding: Shore View Estates Stormwater Collection System and Detention System

12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 4, 2012
 Recording No.: 201204040045

Said document replaces Auditor's File No. 200812290097

EXHIBIT "A"

Exceptions
(continued)

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Swinomish Tribal Community.