


When recorded return to:
Nicholas Hilsinger and Kristi Hilsinger
7898 Valeria Place
Sedro Woolley, WA 98284


201811200094
11/20/2018 03:36 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036681

CHICAGO TITLE
620036681

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua M. Top and Rebecca A. Top, 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 Nicholas Hilsinger and Kristi Hilsinger, husband and wife

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): 36 ELK ESTATES

Tax Parcel Number(s): P119415 / 4797-000-036-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5129
NOV 20 2018

Amount Paid \$ 10,418.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 15, 2018

[Signature]
Joshua M. Top

[Signature]
Rebecca A. Top

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Joshua M. Top and Rebecca A. Top is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: ^{KHF} November 19, 2018

[Signature]
Name: Katheryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119415 / 4797-000-036-0000

Lot 36, ELK HAVEN ESTATES, according to the plat thereof, recorded August 6, 2002, under Auditor's File No. 200208060083, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, reserving to the grantor 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.

2. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

We have made no determination as to the current ownership of said reservation.

3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:
 - a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
 - b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
 - c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

EXHIBIT "B"

Exceptions
(continued)

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: August 6, 2002
Auditor's No(s): 200208060084, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: February 22, 2006; July 9, 2009
Auditor's No(s): 200602220047; 200907090089, records of Skagit County, Washington
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Agreement;
Recorded: August 6, 2002
Auditor's No(s): 200208060085, records of Skagit County, Washington c100
6. 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 ELK HAVEN ESTATES:

Recording No: 200208060083
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 12, 1999
Auditor's No.: 9908120015, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
8. Terms, conditions, and restrictions of that instrument entitled Plat lot of Record Certification;
Recorded: June 21, 2005
Auditor's No(s): 200506210025, records of Skagit County, Washington
9. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: August 31, 2006
Auditor's No(s): 200608310120, records of Skagit County, Washington
For: Drainage Facilities; Ingress, egress and utilities; and waterline
Affects: said premises and other property
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 29, 2007

EXHIBIT "B"

Exceptions
(continued)

Auditor's No(s): 200705290179, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: July 9, 2009
 Auditor's No(s): 200907090089, records of Skagit County, Washington
 Imposed By: Elk Haven Community Association
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: May 25, 2006
 Auditor's No(s): 200605250115, records of Skagit County, Washington
 Imposed By: Elk Haven Water System Association
13. Restrictive Covenant including the terms, covenants and provisions thereof

 Recording Date: October 7, 2009
 Recording No.: 200910070067
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Elk Haven Homeowners Association
16. Assessments, if any, levied by Elk Haven Water System Association.