

When recorded return to:
Shane M. Tinsley-Hunt and Samantha A. Gilmore
1201 Jameson Street
Sedro Woolley, WA 98284



201812280102

12/28/2018 03:31 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036899

CHICAGO TITLE

620036899

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather Camyn, a married woman as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Shane M. Tinsley-Hunt and Samantha A. Gilmore, 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): 3 SEDRO WOOLLEY SHORT PLAT NO. 02-250

Tax Parcel Number(s): P118946 / 350530-0-006-0300

Subject to:

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

20185644
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 28 2018

Amount Paid \$ 5153.65
By *MF* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

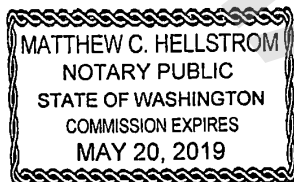
Dated: December 21, 2018

Heather Camryn
Heather Camryn

State of WASHINGTON

County of ~~SKAGIT~~ Spokane
West-MB

I certify that I know or have satisfactory evidence that Heather Camryn 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: 12/26/18

Matthew C. Hellstrom
Name: Matthew C. Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane, WA
My appointment expires: May 20, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118946 / 350530-0-006-0300

Lot 3 of City of Sedro Woolley Short Plat No. 02-250, as approved February 13, 2002, and recorded February 14, 2002, under Auditor's File No. 200202140135, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 30, Township 35 North, Range 5 East of the Willamette Meridian.

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, 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 City of Sedro Woolley Short Plat No. 02-250:

Recording No: 200202140135

2. Agreement and the terms and conditions thereof:

Between: Georgia J. Schopf
And: City of Sedro-Woolley
Recorded: February 14, 2002
Recording No.: 200202140136
Regarding: Maintenance of drainage facilities

3. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Sedro-Woolley.