


When recorded return to:
Gary E. Hunter and Pamela L. Hunter
738 Bingham Place
Sedro Woolley, WA 98284


201904190100
04/19/2019 03:08 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.: 620037048

CHICAGO TITLE
020037048

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek James Gillis, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gary E. Hunter and Pamela L. Hunter, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 3, BINGHAM PLACE, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 17 AND 18, RECORDS OF SKAGITY COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P77962 / 4197-000-003-0010,

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191432
APR 19 2019

Amount Paid \$ 5,078.⁰⁰
Skagit Co. Treasurer
By *W. Am* Deputy

STATUTORY WARRANTY DEED
(continued)

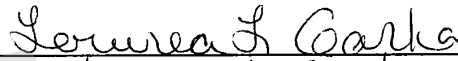
Dated: April 3, 2019


Derek James Gillis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Derek James Gillis 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: April 18, 2019


Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Oak Harbor
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
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 the plat of BINGHAM PLACE:

Recording No: 768361

2. Covenants, conditions, restrictions and easements 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: June 27, 1972
Recording No.: 770235

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

EXHIBIT "A"
Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."