

When recorded return to:
Ficus Kirkpatrick
Beth Kirkpatrick
746 Divisadero Street
San Francisco, CA 94117



201907290135

07/29/2019 03:40 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039032

CHICAGO TITLE

020039032

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roy G. Hensler and Bernice V. Hensler, Trustees of The Hensler Family Trust
dated August 31, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ficus Kirkpatrick and Beth Kirkpatrick, Co-Trustees of The
Kirkpatrick Living Trust dated August 22, 2017

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

Lot 3 of Survey filed for record in Volume 7 of Surveys, page 141, recorded under recording no.
8712290002, being a portion of Government Lots 2 and 3 in Section 6, Township 36 North, Range
5 East of the Willamette Meridian, in Skagit County, Washington.

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

Tax Parcel Number(s): P115747/360506-0-002-0500, P117626/360506-0-002-0800,
P134683/360506-0-002-0501

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20193169
JUL 29 2019

Amount Paid \$ *2,942.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 04.26.19

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WA-CT-FNRV-02150.620019-620039032

STATUTORY WARRANTY DEED

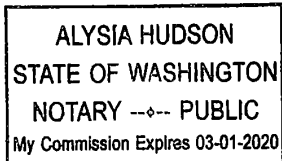
(continued)

Dated: July 29, 2019

The Hensler Family Trust dated August 31, 1998

BY: Roy G. Hensler
Roy G. Hensler
TrusteeBY: Bernice V. Hensler
Bernice V. Hensler
TrusteeState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that Roy G. Hensler
and Bernice V. Hensler
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of the Hensler Family Trust dated August 31, 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 29, 2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2020

EXHIBIT "A"

Exceptions

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

Granted to:	United States of America
Purpose:	Transmission Line easement
Recording Date:	January 20, 1946
Recording No.:	400164
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	United States of America
Purpose:	Transmission line easement
Recording Date:	May 8, 1963
Recording No.:	635638
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	United States of America
Purpose:	Television interference easement
Recording Date:	July 13, 1977
Recording No.:	860437
4. Conditional use permit, and the terms and conditions thereof:

Recording Date:	May 19, 1982
Recording No.:	8205190032
5. 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 Survey:

Recording No: 8712290002
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,

EXHIBIT "A"Exceptions
(continued)

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 Survey:

Recording No: 9501170019

7. Notice of action, and the terms and conditions thereof:

Recording Date: September 12, 1995
Recording No.: 9509120095

8. Notice of action, and the terms and conditions thereof:

Recorded: August 1, 1996
Recording No.: 9608010075

9. Easement(s) and restrictions for the purpose(s) shown below and rights incidental thereto, as granted in a document, and the terms and conditions thereof:

Granted to: Skagit County
Purpose: Conservation Easement
Recording Date: December 7, 2000
Recording No.: 200012070015

10. 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 Conservation Easement Survey:

Recording No: 200101160085

11. Lot of record certification, and the terms and conditions thereof:

Recording Date: April 12, 2016
Recording No.: 201604120045

12. 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

EXHIBIT "A"Exceptions
(continued)

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."

13. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
14. City, county or local improvement district assessments, if any.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. The Land has been classified as Open Space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date:

Recording No.: 200108160010

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

EXHIBIT "A"Exceptions
(continued)

17. The Land has been classified as Open space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: June 5, 2019
Recording No.: 201906050055

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.