



201908090028

08/09/2019 10:40 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Joshua Top and Rebecca Top  
11194 Bayview Edison Road  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED**

192911  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Deborah A. Hunter, Personal Representative of Heirs and Devisees of David A. Hunter, deceased, 721 Orth Way, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**  
*SEAS Holding LLC as Exchange Accommodating*  
*1 title holder for*  
in hand paid, conveys, and warrants to Joshua Top and Rebecca Top, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Lot 1, Block 3 BAY VIEW (SEIGFRED)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P71080 & 4068-003-001-0004

Dated: August 8, 2019

Heirs and Devisees of David A. Hunter, deceased

By: Deborah A Hunter p.r.  
Deborah A. Hunter, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019- 3359  
AUG 09 2019

Amount Paid \$ 5879.<sup>00</sup>  
Skagit Co. Treasurer  
By mlm Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2911-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

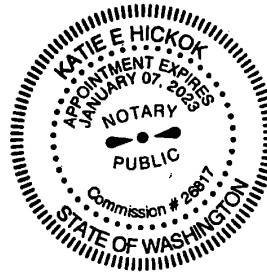
I certify that I know or have satisfactory evidence that Deborah A. Hunter, Personal Representative of Heirs and Devisees of David A. Hunter, deceased is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8<sup>th</sup> day of August, 2019

  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 12450 Josh Wilson Road, Mount Vernon, WA 98273  
Tax Parcel Number(s): P71080 & 4068-003-001-0004

**Property Description:**

Lot 1, Block 3 "ADDITION TO BAY VIEW, WASH. (BY ARCHIBALD SEIGFRED AND MARY K. SEIGFRED)", as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, TOGETHER WITH that portion of the vacated alley adjacent which upon vacation reverted to said premises by operation of law.

Statutory Warranty Deed  
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**EXHIBIT B**

19-2911-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.  
  
(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Bayview Add'n (Seigrieds) recorded December 30, 1899 as Auditor's File No. Vol. 1 of Plats, page 11.
11. Regulatory notice/agreement regarding SKAGIT COUNTY BOARD OF ADJUSTMENT WRITTEN ORDER #175 that may include covenants, conditions and restrictions affecting the subject property, recorded March 9, 1982 as Auditor's File No. 8203090021 .

Statutory Warranty Deed  
LPB 10-05

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Regulatory notice/agreement regarding Notice of On-Site Sewage System Maintenance Agreement Requirement that may include covenants, conditions and restrictions affecting the subject property, recorded May 21, 2015 as Auditor's File No. 201505210059 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.