

When recorded return to:
Graham Hutchison and Shirley Hutchison
692 Maple Grove Rd
Camano Island, WA 98282

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039648

CHICAGO TITLE
620039648

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4367

Oct 07 2019

Amount Paid \$5304.06

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance V. Packer and Gloria J. Packer, husband and wife

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration including Grantee's acquisition leg of an Internal Revenue Code Section 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Graham Hutchison and Shirley Hutchison, a married couple

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

Lot 30, Plat of "JASMINE PLACE", as recorded February 28, 2002 under Skagit County Auditor's File No. 200202280026.

Situate in Skagit County, State of Washington.

"This conveyance is being made directly by Grantor to Grantee at the request of and under the exclusive control of Tax Deferred Exchange Services, Inc., a Washington corporation, who is acting as Qualified Intermediary for this transaction."

Tax Parcel Number(s): P118988 / 4791-000-030-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

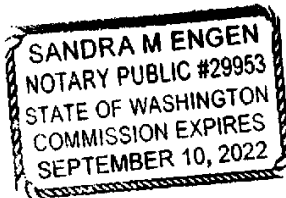
Dated: October 2, 2019

Lance V. Packer
Lance V. Packer
Gloria J. Packer by Lance V. Packer,
her attorney in fact
Gloria J. Packer by Lance V. Packer, her attorney in fact

State of Washington
County Island of Island

I certify that I know or have satisfactory evidence that Lance V. Packer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10.3.19



S. Engen
Name: Sandra M. Engen
Notary Public in and for the State of WA
Residing at: Oak Harbor, WA
My appointment expires: 9.10.22

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Island

I certify that I know or have satisfactory evidence that Lance V. Packer is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Gloria J. Packer and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10.3.19

SMEngen
Name: Sandra M. Engen
Notary Public in and for the State of WA
Residing at: Oak Harbor, WA
My appointment expires: 9.10.22

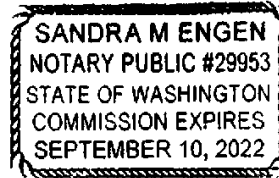


EXHIBIT "A"
Exceptions

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 Jasmine Place:

Recording No: 200202280026

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: February 28, 2002
Recording No.: 200202280025

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: February 4, 1991
Recording No.: 9102040072
Affects: Portion of said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 5, 1991
Recording No.: 9103050066
Affects: Portion of said premises

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

Granted to: City of Mount Vernon
Purpose: Sidewalk
Recording Date: August 24, 2001
Recording No.: 200108240008
Affects: Portion of said premises

EXHIBIT "A"

**Exceptions
(continued)**

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

Granted to: Puget Sound Energy, Inc.
Purpose: Underground electric transmission and/or distribution system
Recording Date: September 6, 2001
Recording No.: 200109060034
Affects: Portion of said premises

7. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, his wife
Recording Date: August 17, 1900
Recording No.: 34055

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. Assessments, if any, levied by Mount Vernon.

Authenticatn ID: BEC47F5A-C1DE-4B7B-9DFC-4F3770DAB30F

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 14, 2019
between Graham Hutchison Shirley Hutchison ("Buyer")
Buyer Buyer
and Lance V Packer Gloria J Packer ("Seller")
Seller Seller
concerning 2307 Earl Ct Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticatn
Graham Hutchison 09/15/2019
Buyer 9/15/2019 8:58:14 PM PDT Date
Authenticatn
Shirley Hutchison 09/15/2019
Buyer 9/15/2019 7:00:10 PM PDT Date

Lance V. Packer
Lance V. Packer 9/15/2019
Seller Date
Gloria J. Packer by Lance V. Packer,
her attorney in fact
Gloria J. Packer 9/15/2019
Seller Date
LVP PDA
Lance V. Packer

INSTRUMENT