

When recorded return to:
Anne E. Hilleary and Colin Turner
5232 Island View Way
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4947

Nov 12 2019

Amount Paid \$15117.20
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040314

CHICAGO TITLE
620040314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry L. Smith and Ardis A. Smith, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Anne E. Hilleary and Colin Turner, wife and husband

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

LOT 11, CHUCKANUT VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 16 OF PLATS, PAGES 94 THROUGH 97, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P108585 / 4671-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

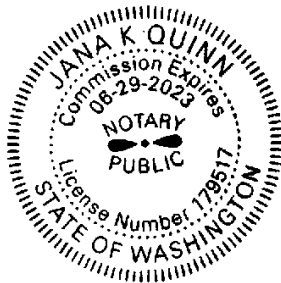
Dated: November 1, 2019

Larry L. Smith
Larry L. Smith
Ardis A. Smith
Ardis A. Smith

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry L. Smith and Ardis A. Smith are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 06 2019



Jana K. Quinn
Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 6, 1990
 Auditor's No(s): 9011060079, records of Skagit County, Washington
 In favor of: Eldridge C. Deming, as his separate property
 For: A non-exclusive easement for ingress, egress and utilities
 Affects: A 60 foot wide strip, the location of which is not disclosed

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: April 3, 1996
 Auditor's No(s): 9604030028, records of Skagit County, Washington
 Executed By: Robert Thomaston

 AMENDED by instrument(s):

 Recorded: July 18, 1996
 Auditor's No.: 9607180009

 Recorded: October 15, 1996
 Auditor's No.: 9610150031

 Recorded: August 14, 1997
 Auditor's No.: 9708140048

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Chuckanut View Subdivision, recorded in Volume 16 of Plats, Pages 94 through 97:

 Recording No: 9604030024

4. Maintenance Agreement including the terms, covenants and provisions thereof

 Recording Date: September 19, 2000
 Recording No.: 200009190072

5. Accessory Dwelling Unit including the terms, covenants and provisions thereof

 Recording Date: April 17, 2003
 Recording No.: 200304170041

EXHIBIT "A"

Exceptions
(continued)

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 9/27/19
between Anne E Hillenay & Colin Turner ("Buyer")
and Larry L Smith Ardis A Smith ("Seller")
concerning 5232 Island View Way Bow WA 98232 (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.

Authentisign
Anne Hillenay 09/27/2019
Buyer 9/27/2019 4:30:02 PM PDT Date

Authentisign
Colin Turner 09/27/2019
Buyer 9/27/2019 4:24:13 PM PDT Date

[Signature] 3-22-2019
Seller Date

Ardis A. Smith 3-22-19
Seller Date