

When recorded return to:
Donald B. Salter and Elizabeth Ann Salter
1709 Hillcrest Parkway
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5290
Dec 06 2019

Amount Paid \$9964.10
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.: 620040220

CHICAGO TITLE
620040220

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hillcrest Village Inc., a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donald B. Salter and Elizabeth Ann Salter, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, HILLCREST VILLAGE SHORT PLAT NO. MV-16-144, RECORDED JUNE 27, 2019
UNDER RECORDING NO. 201906270055, BEING A PORTION OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE
4 EAST, W.M., 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): P134734/ 340429-0-265-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2019

Hillcrest Village Inc.

BY: [Signature]
John J. Piazza, Jr.
Director

BY: [Signature]
Kimberly Piazza
Director

State of Washington

County of Skaqit

I certify that I know or have satisfactory evidence that John J. Piazza Jr and Kimberly Piazza
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 Director(s) of Hillcrest Village, Inc. to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: December 04 2019

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

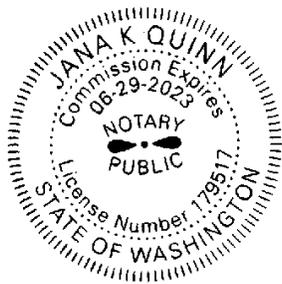


EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy Inc.
Recording Date: August 21, 2017
Recording No.: 201708210161
Affects: As described in said document

2. Easement Agreement and the terms and conditions thereof:

Recording Date: September 11, 2018
Recording No.: 201809110023

3. Agreement for Lien for Deferral of Development Impact Fees including the terms, covenants and provisions thereof

Recording Date: April 25, 2019
Recording No.: 201904250051

4. 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 Hillcrest Village Short Plat No. MV-16-144:

Recording No: 201906270055

5. Covenants, conditions and restrictions 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, 2019
Recording No.: 201906270056

6. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Hillcrest Village Homeowners Association.

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"

Exceptions (continued)

"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."

8. Skagit County Right to Manage Natural Resource Lands Disclosure recorded February 16, 2018 under Recording No. 201802160073.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Hillcrest Village Homeowners Association.
12. City, county or local improvement district assessments, if any.