

When recorded return to:  
Robert L Hayton and Susan Hughes-Hayton  
PO Box 399  
Burlington, WA 98233

202001080095

01/08/2020 03:20 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.: 620041070

CHICAGO TITLE  
620041070

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Wayne Hayton, a married person as his separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Robert L Hayton and Susan Hughes-Hayton, husband and wife

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

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

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

SE 22-33-3; NE 22-33-3; NE 23-33-3; NW 23-33-3; SW 23-33-3;

Tax Parcel Number(s): P16001, P16010, P16023, P16028, P16029, P16030, P16031, P16032,  
P16033

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020-26  
JAN 08 2020

Amount Paid \$ 23,429.00  
Skagit Co. Treasurer  
By *MA* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: January 6, 2020

Richard Wayne Hayton  
Richard Wayne Hayton

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Richard Wayne Hayton  
Richard Wayne Hayton is/are the person(s) who appeared before me, and said person(s) acknowledged that  
Richard Wayne Hayton (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 1/7/2020

Deborah K Flick  
Name: Deborah K Flick  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 8/19/22



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P16001, P16010, P16023, P16028, P16029, P16030, P16031, P16032 and P16033

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**PARCEL D:**

That portion of Government Lots 8 and 9, lying East of Dry Slough, Section 22, Township 33 North, Range 3 East, W.M.

That portion of the Southeast 1/4 of the Northeast 1/4, Section 22, Township 33 North, Range 3 East, W.M., Southeasterly of Dry Slough.

The North 1/2 of the Northwest 1/4, South and East of Dry Slough, Section 23, Township 33 North, Range 3 East, W.M.

The Southeast 1/4 of the Northwest 1/4, Section 23, Township 33 North, Range 3 East, W.M.

The Northwest 1/4 of the Southwest 1/4, Section 23, Township 33 North, Range 3 East, W.M.

The Southwest 1/4 of the Northwest 1/4, Section 23, Township 33 North, Range 3 East, W.M.

The Northeast 1/4 of the Southwest 1/4, Section 23, Township 33 North, Range 3 East, W.M.

That portion of the Northwest 1/4 of the Northeast 1/4, Section 23, Township 33 North, Range 3 East, W.M., West of McDonald's Slough.

TOGETHER WITH the following described parcel:

That portion of the Southwest 1/4 of the Northeast 1/4, Section 23, Township 33 North, Range 3 East, W.M., West of McDonald's Slough;

TOGETHER WITH that portion of the Northwest 1/4 of the Southeast 1/4, Section 23, Township 33 North, Range 3 East, W.M., West of McDonald's Slough,

AND ALSO TOGETHER WITH the South 1/2 of the Southwest 1/4, Northwesternly of McDonald's Slough, Section 23, Township 33 North, Range 3 East, W.M.

EXCEPT from the above described premises, all dike and road rights of way.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. 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.
  
2. Resolution 8975 approving petition for inclusion of additional land into Skagit County Consolidated Diking District No. 22, and the terms and conditions thereof:  
  
Recording Date: August 5, 1981  
Recording No.: 8108050044
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Dike District No. 22  
Purpose: Construct, reconstruct, maintain and repair a bank protection and/or other flood control works  
Recording Date: January 7, 1991  
Recording No.: 9101070040
  
4. 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: August 25, 2008  
Recording No.: 200808250099
  
5. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:  
  
Recording Date: January 20, 2010  
Recording No.: 201001200068
  
6. 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

**EXHIBIT "B"**Exceptions  
(continued)

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."

7. Title Notification, and the terms and conditions thereof:

Recording Date: January 20, 2010  
Recording No.: 201001200069

8. Water Service Contract, and the terms and conditions thereof:

Recording Date: April 29, 2010  
Recording No.: 201004290032

9. 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: January 24, 2011  
Recording No.: 201101240078

10. Order on applications, and the terms and conditions thereof:

Recording Date: March 5, 2015  
Recording No.: 201503050063

11. Lot Certification, and the terms and conditions thereof:

Recording Nos.: 201505070053, 201505070054, 201505070055, 201505070056,  
201505070057, 201505070058, 201508100130, 201508100131 and 201508100132

12. 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

**EXHIBIT "B"**Exceptions  
(continued)

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: July 8, 2015  
Recording No.: 201507080047

13. City, county or local improvement district assessments, if any.
14. The Land has been classified as Farm and Agriculture 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 No.: 750419, 751695, 768381, 8003030029, 200208290069, 200811250065 and 200901230002
15. 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.