

When recorded return to:
William C. Ashe
21306 Clara Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-191

Jan 16 2020

Amount Paid \$7684.99

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.: 620040978

CHICAGO TITLE
620040978

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theresa H Hindman and Richard S Hindman, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to William C. Ashe, an unmarried individual

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.)

LT 18, ROLLING RIDGE ESTATES NO. 4

Tax Parcel Number(s): P102149/ 4596-000-018-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 8, 2020

Theresa H Hindman
Theresa H HindmanRichard S Hindman
Richard S HindmanState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

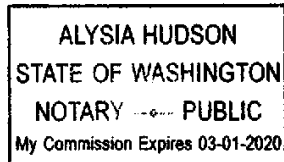
Theresa H. Hindman and Richard S Hindman
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: January 10, 2020Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102149/ 4596-000-018-0007

Lot 18, Plat of Rolling Ridge Estates No. 4, as per plat recorded in Volume 15 of plats, pages 67 and 68, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Mineral reservation as contained in deed
 Recording Date: October 28, 1947
 Recording No.: 410492

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: November 14, 1963
 Auditor's No.: 643177, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Co.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

 Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: November 29, 1989
 Auditor's No.: 8911290054, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

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 Plat of Rolling Ridge Estates No. 4:

 Recording No: 9212150001

5. 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: August 27, 1993
 Recording No.: 9308270021 (re-recording of 8911140007, 8911200033 and 9103280003)

6. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: June 29, 1992
 Auditor's No.: 9206290116, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company

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

For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: The exterior 10 feet of all lots adjacent to streets

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:

"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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
10. City, county or local improvement district assessments, if any.