

When recorded return to:
Giles Little
Little Adanac Holdings, LLC
1006 Lone Tree Ct
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-390

Jan 31 2020

Amount Paid \$485.00
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.: 620041186

CHICAGO TITLE
620041186

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan C. Dills and Thomas R. Dills, 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 Little Adanac Holdings, LLC, a Washington limited liability company

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

THE WEST 20 FEET OF LOT 10 AND ALL OF LOT 11, BLOCK 6, SUPPLEMENTAL PLAT OF CUMBERLAND ADDITION TO HAMILTON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 96, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF HAMILTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P73866 / 4118-006-011-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 24, 2020

Susan C Dills
Susan C. Dills
Thomas R Dills
Thomas R. Dills

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Susan C. Dills and Thomas R. Dills 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: 1/29/2020
M Skaar
Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: Stanwood
My appointment expires: 3/2/2021

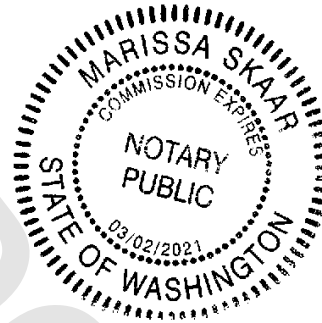


EXHIBIT "A"
Exceptions

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 Supplemental Plat of Cumberland Addition to Hamilton:

Recording No: Volume 2, Page 96

2. 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 system
Recording Date: July 10, 1979
Recording No.: 7907100016
Affects: Portion of Lot 11

3. 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 Survey Volume 12 of Surveys at Page 93:

Recording No: 9202110050

4. 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

EXHIBIT "A"

Exceptions
(continued)

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."

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Hamilton.