

When recorded return to:

Katie Elizabeth Hickok and Alison Suzanne Hickok Egger
2609 River Vista Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2213
Jun 19 2020
Amount Paid \$8806.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5523

Guardian NW Title 20-5523-TW

THE GRANTOR(S) Chad Collier and Kelsi Collier, husband wife, 4003 Airport Road, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Katie Elizabeth Hickok, an unmarried woman and Alison Suzanne Hickok Egger, an unmarried woman

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

Lot 23, PLAT OF NORTH HILL PUD, according to the plat thereof, recorded May 5, 2005, under Auditor's File No. 200505050094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Lot 23, North Hill PUD

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P122823 & 4855-000-023-0000

Statutory Warranty Deed
LPB 10-05

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Dated: 6/18/20

Chad Collier

Chad Collier

Kelsi Collier

Kelsi Collier

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Chad Collier and Kelsi Collier is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18th day of June, 2020

Shelly A. Varner

Signature

Notary

Title

My appointment expires: January 24, 2024



EXHIBIT A
20-5523-TW

1. Reservations, provisions and/or exceptions contained in instrument executed by Dorthea Anderson, recorded April 18, 1968 as Auditor's File No. 712627.

Said instrument is a re-recording of instrument recorded April 9, 1968 as Auditor's File No. 712212.

2. Reservations, provisions and/or exceptions contained in instrument executed by Paul Hamburg and Flora Hamburg, recorded November 12, 1981 as Auditor's File No. 8111120001.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 6, 2001, as Auditor's File No. 200111060117.

4. Terms and conditions of Consent to Change Grade, recorded December 19, 2001 as Auditor's File No. 200112190136.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 14, 2004, as Auditor's File No. 200405140159.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Judy Peterson, recorded October 5, 2004 as Auditor's File No. 200410050029.

The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of North Hill PUD recorded May 5, 2005 as Auditor's File No. 200505050094.

8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell Mitzel Homes LLC, recorded May 5, 2005 as Auditor's File No. 200505050093.

9. Regulatory notice/agreement regarding Right To Manage Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded April 21, 2016 as Auditor's File No. 201604210058 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

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