

When recorded return to:
Kerry Hayes and Kristy Hayes
3961 Sweetwater Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2252

Jun 23 2020

Amount Paid \$12642.31
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.: 620042697

CHICAGO TITLE
620042697

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ed Simpson, also appearing of record as Bryce E. Simpson, and Karen Simpson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kerry Hayes and Kristy Hayes, a married couple

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.)

Lot(s): 4, Bayview Farms Survey No. 867842; PTN NW 25-36-3

Tax Parcel Number(s): P48203 / 360324-3-015-0103, P48252 / 360325-2-004-0404

Subject to:

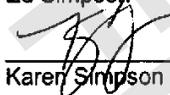
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: June 16, 2020



Ed Simpson



Karen Simpson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ed Simpson and Karen Simpson 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: June 19, 2020



Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183899
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48203 / 360324-3-015-0103 and P48252 / 360325-2-004-0404

TRACT 4, SURVEY FOR BAYVIEW FARMS, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST W. M., RECORDED IN VOLUME 2 OF SURVEYS, PAGES 55 AND 56, UNDER AUDITOR'S FILE NO. 867842, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 survey for Bayview Farms:

Recording No: 867842

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

Granted to: County of Skagit
Purpose: road
Recording Date: July 31, 1985
Recording No.: 8507310006
Affects: as described in said instrument

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34; Notice of Approval)

EXHIBIT "B"

Exceptions
(continued)

Recording Date: April 28, 1971
Recording No.: 751867

Continuance thereof:

Recording Date: May 13, 1976
Recording No.: 834858

6. City, county or local improvement district assessments, if any.