

**When recorded return to:**  
Justin Hill and Jessica Hill  
40365 Challenger Road  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043376

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3152

Aug 17 2020

Amount Paid \$5765.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**CHICAGO TITLE CO.**  
**620043376**  
**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Rodney B. Hayes and Kandy L. Hayes, 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 Justin Hill and Jessica Hill, a married couple

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

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. PL05-0413, AS APPROVED DECEMBER 15,  
2005 AND RECORDED DECEMBER 22, 2005, UNDER AUDITOR'S FILE NO. 200512220107,  
RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SOUTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH,  
RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P123680 / 350711-2-008-0600

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

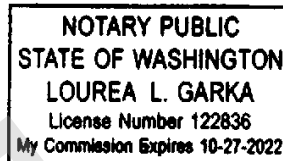
Dated: August 8, 2020

Rodney B. Hayes  
Rodney B. Hayes  
Kandy L. Hayes  
Kandy L. Hayes

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Rodney B. Hayes and Kandy L. Hayes 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: August 13, 2020  
Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or Distribution Line, together with necessary appurtenances  
Recording Date: January 19, 1978  
Recording No.: 872239
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Pacific Northwest Traction Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 6, 1912  
Recording No.: 93625
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Pacific Northwest Traction Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 13, 1912  
Recording No.: 94235
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 30, 1925  
Recording No.: 185345
5. 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 Skagit County Short Plat No. 28-89:  
  
Recording No: 8908030061

**EXHIBIT "A"**

Exceptions  
(continued)

6. Terms, Conditions and Restrictions of that Instrument entitled "Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands:
- Recording Date: December 13, 2002  
Recording No.: 200212130151
7. Agreement, including the Terms and Conditions thereof:
- By: Verizon Northwest  
And Between: Gerald M. Fleming and Virginia P. Fleming, husband and wife  
Recording Date: February 25, 2005  
Recording No.: 200502250125  
Providing: Use and Maintenance of Access Easement
8. 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 Skagit County Short Plat No. PL05-0413:
- Recording No: 200512220107
9. Proof of Mitigated Water Supply
- Recording Date: May 22, 2020  
Recording No.: 202005220088
10. 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.

**EXHIBIT "A"****Exceptions  
(continued)**

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."

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