

When recorded return to:
Tyler Underwood and Jessica Underwood
5794 McCaskill Street
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3500
Sep 03 2020
Amount Paid \$4757.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043394

CHICAGO TITLE
020043394

STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin W. Batchelor, III and Tammy Jean Batchelor, 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 Tyler Underwood and Jessica Underwood, 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.)

POR LT 14, CHASE ACREAGE

Tax Parcel Number(s): P64389 / 3881-000-014-0218

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2020

Franklin W. Batchelor, III

Franklin W. Batchelor, III

Tammy Jean Batchelor

Tammy Jean Batchelor

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Franklin W. Batchelor, III and Tammy Jean Batchelor 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: September 2, 2020

Alysia Hudson

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 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64389 / 3881-000-014-0218

THAT PORTION OF LOT 14, CHASE ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 14, 45.06 FEET NORTH 53° 29' EAST FROM THE SOUTHWEST CORNER OF SAID LOT;

THENCE NORTH 53° 29' EAST ALONG THE SOUTH LINE OF SAID LOT 164 FEET;

THENCE NORTH 40° 11' WEST 107.3 FEET;

THENCE SOUTH 66° 27' WEST 99 FEET, MORE OR LESS, TO THE WEST LINE OF THE LAND CONVEYED TO LEROY E. HILDE AND LOUISE HILDE, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 7, 1943 AND RECORDED SEPTEMBER 13, 1943, IN VOLUME 179 OF DEEDS, PAGE 508, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTHEASTERLY ALONG THE LINE OF HILDE LAND TO THE POINT OF BEGINNING.

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 Chase Acreage, recorded in Volume 3 of Plats, Page 64:

Recording No: 64974

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.