

When recorded return to:
Kyle Conard
812 Dana Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4717 South 19th Street, Suite 101
Tacoma, WA 98405

CHICAGO TITLE COMPANY
620044685

Escrow No.: 0189731-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy J. Ellis, also shown of record as Jeremy Ellis and Ashley Ellis, 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 Kyle B Conard, a single man

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

LOT 7, ANDERSON-HILDE PLAT, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P79650 / 4347-000-007-0007

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4488

Oct 28 2020

Amount Paid \$6197.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

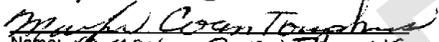
Dated: October 12, 2020

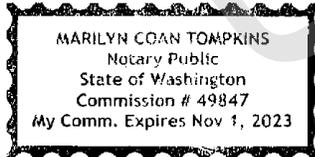

Jeremy J. Ellis

Ashley Ellis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeremy J Ellis and Ashley Ellis 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: 10/12/2020

Name: Marilyn Coan Tompkins
Notary Public in and for the State of WA
Residing at: 2410 Carpenter St, Mt Vernon
My appointment expires: 11/01/2023



**EXHIBIT "A"
EXCEPTIONS**

Order No.: 0189731-OC

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 Plat of Anderson-Hilde, recorded in Volume 11 of Plats, Page 50: Recording No: 847459

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document Recording Date: January 20, 1977 Recording No.: 849652

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assessments, if any, levied by City of Sedro Woolley.

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