

When recorded return to:
Lindsey Weaver and Ryan Anderson
603 Tillinghast Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4557
Oct 30 2020
Amount Paid \$9340.00
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.: 620044758

CHICAGO TITLE
620044758

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Shook, also appearing of record as Timothy W. Shook and Erika K. Shook, 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 Lindsey Weaver and Ryan Anderson, a married couple

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

Lot 1, Plat of Tillinghast / Dalan Estates, according to the plat thereof, recorded on October 29, 2004 under Auditor's File No. 200410290108, 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): P122290/ 4845-000-001-0000

Subject to:

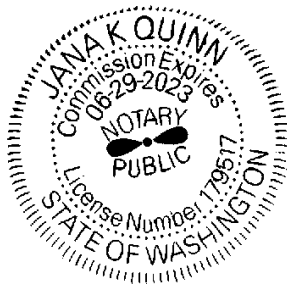
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: October 21, 2020

Timothy W. Shook
Timothy W. ShookErika K. Shook
Erika K. ShookState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Timothy W. Shook and Erika K. Shook
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 28, 2020

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 26, 1983
Recording No.: 8305260022
2. 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: October 29, 2004
Recording No.: 200410290109
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.

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Timothy W. Shook and Erika Shook, husband and wife and Timberland Bank

EXHIBIT "A"

Exceptions
(continued)

Recording Date: June 29, 2009
Recording No.: 200906290017

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Timothy W. Shook and Erika Shook, husband and wife and Timberland
Bank
Recording Date: October 6, 2009
Recording No.: 200910060012

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Tillinghast / Dalan Estates Homeowners Association.
7. Assessments, if any, levied by the City of La Conner.