

POOR ORIGINAL

202012110138

12/11/2020 02:18 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor, WA

When recorded return to:  
Jerry Highet and Shellie Eubanks Highet  
11417 Michael Place  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5295

Dec 11 2020

Amount Paid \$22245.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620044625

Escrow No.: 245433317

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathryn Hayhoe, as Trustee of The James S. Hayhoe Irrevocable Trust, dated March 15, 2010

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Jerry Highet and Shellie Eubanks Highet, a married couple

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

LOTS 16 AND 17, PLAT OF KABALO HEIGHTS, AS PER PLAT RECORDED ON MAY 25, 2000,  
UNDER AUDITOR'S FILE NO. 20000525077, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P116827 / 4753-000-017-0000, P116828 / 4753-000-017-0100, P107501 /  
4753-000-016-0000, P116826 / 4753-000-016-0100,

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 6, 2020

The James S. Hayhoe Irrevocable Trust, dated March 15, 2010

BY: Kathryn Hayhoe, Trustee  
Kathryn Hayhoe  
TrusteeState of INDIANA  
County of Hamilton

I certify that I know or have satisfactory evidence that Kathryn Hayhoe is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The James S. Hayhoe Irrevocable Trust, dated March 15, 2010 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 10, 2020Name: Christina MorrisNotary Public in and for the State of IndianaResiding at: HamiltonMy appointment expires: 3/8/2024**CHRISTINA MORRIS**  
**NOTARY PUBLIC**  
**SEAL**HAMILTON COUNTY, STATE OF INDIANA  
MY COMMISSION EXPIRES MARCH 08, 2024  
COMMISSION NUMBER 678100

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 KABALO HEIGHTS:

Recording No.: 200005250077

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington  
Recording Date: July 6, 1940  
Recording No.: 327185

Title Notification and the terms and conditions thereof:

Recording Date: April 3, 2002  
Recording No.: 200204050086

Affects: Lot 17

Title Notification and the terms and conditions thereof:

Recording Date: April 3, 2002  
Recording No.: 200204030087

Affects: Lot 17

Covenants, conditions, restrictions and easements 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 19, 2000  
Recording No.: 200010190054

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 19, 2000  
Auditor's No(s): 200010190054, records of Skagit County, Washington  
Imposed By: Donald H. Leavitt, Manager, Kabalo Heights  
Affects: Lots 1-20 Kabalo Heights
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: J.D. Benotsen and Gretchen Benotsen, husband and wife  
Purpose: roadway  
Recording Date: March 11, 1960  
Recording No.: 591915  
Affects: as described in said instrument
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Olympic Pipe Line Company  
Purpose: right of way for pipelines and appurtenances  
Recording Date: January 10, 1964  
Recording No.: 645278  
Affects: Westerly portion of the East Half of the Northwest quarter  
  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: January 22, 2001  
Recording No.: 200101220007
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Florence A. Berry  
Purpose: ingress, egress and utilities  
Recording Date: September 1, 1993  
Recording No.: 9309010028  
Affects: as described in said instrument
10. Agreement and the terms and conditions thereof:  
Executed by: Joe Chamber and Skagit County Health Department  
Recording Date: March 28, 2002  
Recording No.: 200203280075  
Providing: septic system  
  
Affects: Lot 17

11. Native Growth Protection Area Covenant and the terms and conditions thereof:

Recording Date: December 1, 2000  
Recording No.: 200012010137

12. Agreement and the terms and conditions thereof:

Executed by: Mike Loughlin and Skagit County  
Recording Date: April 24, 1998  
Recording No.: 9804240008

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
Recording Date: May 25, 2000  
Recording No.: 200005250078  
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

14. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 22, 2001  
Auditor's No(s): 200101220007, records of Skagit County, Washington  
In favor of: Olympic Pipeline Company  
For: Amended and restated easement for pipeline

15. 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."