

When recorded return to:

Joseph M. Hornyak
22448 Bulson Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5349

Dec 15 2020

Amount Paid \$8895.00

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.: 620045526

CHICAGO TITLE
020045526

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jim Nash and Dixie Nash who appears as James D. Nash and Dixie L. Nash,
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 Joseph M. Hornyak, an unmarried man

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL01-0496, recorded February 14, 2002, under
Auditor's File No. 200202140066, records of Skagit County, Washington, being a portion of the
Southeast Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 4 East,
W.M..

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118955 / 330428-2-009-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

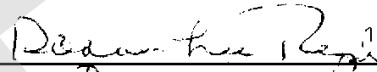
Dated: December 14, 2020



Jim Nash

Dixie NashState of WASHINGTON
County of St Kitts

I certify that I know or have satisfactory evidence that
Jim Nash and Dixie Nash
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: 12-14-20

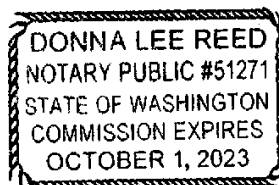
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

EXHIBIT "A"

Exceptions

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

Granted to:	Olympic Pipe Line Company
Purpose:	Pipe line or lines
Recording Date:	December 19, 1963
Recording No.:	644542
Affects:	Exact width and location not disclosed on the record

By instrument recorded February 13, 1973, under Auditor's File No. 780602, an agreement was made to modify said easement to allow for one additional pipe line to be 10 feet Westerly of an existing 16 inch pipe line.

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	March 25, 1981
Recording No.:	8103250003
Matters shown:	Possible encroachment of fences by varying degrees as delineated on said survey

3. 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 SKAGIT COUNTY SHORT PLAT NO. PL01-0496:

Recording No: 200202140066

4. Protected Critical Area Agreement and the terms and conditions thereof

Recording Date:	April 14, 2002
Recording No.:	200202140068

5. 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:	March 31, 2008
Recording No.:	200803310153

EXHIBIT "A"**Exceptions
(continued)****6. Plat Lot of Record Certification**

Recording Date: December 21, 2010
Recording No.: 201012210040

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.**9. City, county or local improvement district assessments, if any.**