

When recorded return to:

Aaron Quilliam and Kelly Quilliam
5024 Robinwood Lane
Bow, WA 98232

Filed for record at the request of:

**CHICAGO TITLE**

A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045532

CHICAGO TITLE
620045532**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Seth K. Wyman and Tori A. Wyman, who acquired title as Tori A. Zinda, 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 Aaron Quilliam and Kelly Quilliam, 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.)

Lot(s) N2, Short Plat No. 94-012 and Ptn. M1, Short Plat No. 94-011, all Ptn. NE, 35-36-3E.
W.M.

Tax Parcel Number(s): P109077 / 360335-1-004-0500

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-5431

Dec 18 2020

Amount Paid \$20287.00

Skagit County Treasurer

By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

(continued)

Dated, December 8, 2020

Seth K Wyman
Seth K. Wyman

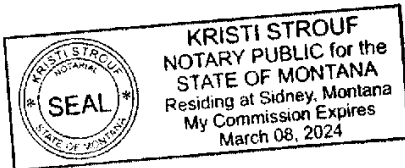
Tori A Wyman
Tori A. Wyman

State of MontanaCounty of Dawson

I certify that I know or have satisfactory evidence that

Seth K Wyman + Tori A Wyman

~~is/are~~ are the person(s) who appeared before me, and said person(s) acknowledged that
(~~he/she/they~~) signed this of instrument and acknowledged it to be (~~his/her/their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated December 14, 2020

Kristi Strouf
Name Kristi Strouf
Notary Public in and for the State of Montana
Residing at: Sidney, MT
My appointment expires 03/08/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P109077 / 360335-1-004-0500**

PARCEL A:

Lot N2, SKAGIT COUNTY SHORT PLAT NO. 94-012, approved December 12, 1994, recorded December 14, 1994, in Volume 11 of Short Plats, page 158, records of Skagit County, Washington, being a portion of Tract N as shown on the survey recorded in Book 12 of surveys, pages 99 through 100, under Auditor's File No. 9202130038, records of Skagit County, Washington, being a portion of the Northwest Quarter of the Northeast Quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian, and being a portion of the Southwest Quarter of the Southeast Quarter of Section 26, Township 36 North, Range 3 East of the Willamette Meridian.

PARCEL B:

The portion of Lot M1, SKAGIT COUNTY SHORT PLAT NO. 94-011, approved December 12, 1994 and recorded December 14, 1994 in Volume 11 of Short Plats, page 157, under Auditor's File No. 9412140071, records of Skagit County, Washington, being a portion of the Northwest Quarter of the Northeast Quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian; and of the Southwest quarter of the Southeast Quarter of Section 26, Township 36 North, Range 3 East of the Willamette Meridian, lying Westerly of the Westerly margin of Robinwood Lane, a private driveway (the centerline of Robinwood Lane is described on that certain document recorded under Skagit County Auditor's File No. 9309030006) and Northerly of the Easterly projection of the South line of Lot N2, SKAGIT COUNTY SHORT PLAT NO. 94-012, approved December 12, 1994 and recorded December 14, 1994 in Volume 11 of Short Plats, page 158, under Auditor's File No. 9412140072, also being the North line of that certain 30-foot wide access and utilities easement for Lot N1 and N4 of said SKAGIT COUNTY SHORT PLAT NO. 94-012.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument:
 Recorded: December 1, 1993
 Auditor's No.: 9312010085, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights of way

2. 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 Survey:
 Recording No: 9202130038

3. 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 Short Plat 94-012:
 Recording No: 3412140072

4. Agreement, including the terms and conditions thereof, entered into:
 By: Eagle Investors, a Washington General Partnership
 And Between: Larissa Mansfield
 Recorded: September 9, 1998
 Auditor's No.: 9809090111, records of Skagit County, Washington
 Providing: Well usage
 Affects: Existing well

5. Terms and conditions of Affidavit of Minor Correction of Survey:

EXHIBIT "B"Exceptions
(continued)

Recorded: August 4, 1998
 Auditor's No.: 9808040050 records of Skagit County, Washington

6. Terms and conditions of Variance Application;
 Recorded: November 8, 1994
 Auditor's No.: 9411080034 records of Skagit County, Washington
7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Recorded: July 7, 1989
 Auditor's No.: 8907070037 records of Skagit County, Washington
 Executed By: Scott Paper Co., a Pennsylvania Corporation
 As Follows: Grantor hereby excepts from the above-described real property and reserves unto Grantor, its successors and assigns, the "Mineral Estate"
8. Easements and reservations disclosed by instruments;
 Recorded: December 14, 1989
 Auditor's No.: 8912140077 and Recording Number: 8912140078
9. Memorandum of Right of First Negotiation Agreement and the terms and conditions thereof:
 Recording Date: December 14, 1989
 Recording No.: 8912140079
10. Declaration of Segregation and the terms and conditions thereof.
 Recording Date: November 8, 1990
 Recording No.: 9011080036
11. Service Contract and the terms and conditions thereof:
 Recording Date: October 1, 1998
 Recording No.: 9810010002
12. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: September 3, 1993

EXHIBIT "B"Exceptions
(continued)

Auditor's No.: 9309030006, records of Skagit County, Washington
 Executed By: The Trillium Corporation

Said instrument is a re-recording of instrument:
 Recorded: August 2, 1993
 Auditor's File No.: 9308020029, records of Skagit County, Washington

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument,
 Recorded: September 3, 1993
 Auditor's No.: 9309030006, records of Skagit County, Washington
 Imposed By: The Trillium Corporation

Said instrument is a re-recording of instrument:
 Recorded: August 2, 1993
 Auditor's File No.: 9308020029, records of Skagit County, Washington

14. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: May 24, 1996
 Auditor's No.: 9605240090, records of Skagit County, Washington
 Executed By: Eagle Investors, a Washington General Partnership
 As Follows: Grantor, its heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the said land of the Grantor and within 100 (one hundred) feet of the well of the Grantee, so long as the same is operated to furnish water for public consumption, any of the following: structures, residences, cesspools, sewers, privies, septic tanks, drain fields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.
15. Satellite Service Agreement and the terms and conditions thereof:
 Recording Date: November 27, 1996
 Recording No.: 9611270151
16. Shared Well and Water System Agreement and the terms and conditions thereof:
 Recording Date: November 27, 1996
 Recording No.: 9611270152

EXHIBIT "B"Exceptions
(continued)

17. 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: November 27, 1996
Recording No.: 9611270155

18. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: December 18, 2002
Recording No.: 200212180042

19. 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."

20. Memorandum of Wood Fiber Supply Agreement, including the terms, covenants and provisions thereof

Recording Date: July 7, 1989
Recording No.: 8907070047

21. 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

EXHIBIT "B"**Exceptions
(continued)**

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 Short Plat No. 94-011:

Recording No.: 9412140071

22. 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: May 24, 1996

Recording No.: 9605240091

23. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof

Recording Date: January 19, 1999

Recording No.: 9901190021

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

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