

When recorded return to:
Ricky A. Hill and Lynne M. Hill
15872 Otter Pond Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-106
Jan 08 2021

Amount Paid \$15580.00
Skagit County Treasurer
By Bridget Ibarra Deputy

CHICAGO TITLE CO.

620044389

Escrow No.: 620044389

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn Danley and Tiffany Danley, 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 Ricky A. Hill and Lynne M. Hill, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. PL06-0263, RECORDED UNDER AUDITOR'S
FILE NO. 200805210084, 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): P27818/ 340425-1-002-0300, P127698/ 340424-4-006-2100

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2020



Shawn Danley

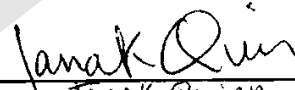


Tiffany Danley

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Shawn Danley and Tiffany Danley
is/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: January 06 2021


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

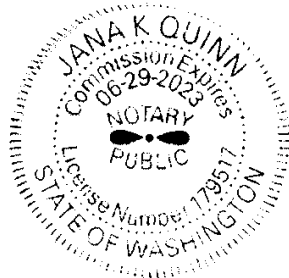


EXHIBIT "A"
Exceptions

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

Granted to: Skagit Valley Telephone Company
Purpose: Telephone lines
Recording Date: September 21, 1967
Recording No.: 704645

2. 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 lines
Recording Date: June 28, 1950
Recording No.: 447615

3. 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 Lines
Recording Date: July 20, 1950
Recording No.: 448497

4. Stipulation(s) contained in Deed executed by Waling Circle M., Inc including the terms, covenants and provisions thereof

Recording Date: August 31, 1979
Recording No.: 7908310024

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

Granted to: Adjoining property owners
Purpose: Sanitary Sewer
Recording Date: April 1, 1980
Recording No.: 8004010002

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

Granted to: Owner of Tract D, Short Plat No. 24-80
Purpose: Ingress, egress, drainage and utilities
Recording Date: April 1, 1980
Recording No.: 8004010003

EXHIBIT "A"**Exceptions
(continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Adjoining property owners
 Purpose: Sanitary Sewer
 Recording Date: April 1, 1980
 Recording No.: 8004010004
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Adjacent Property Owners
 Purpose: Sanitary Sewer
 Recording Date: April 1, 1980
 Recording No.: 8004010007
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Present and future owners of adjacent property owners
 Purpose: Ingress, egress, drainage and utilities
 Recording Date: December 10, 1982
 Recording No.: 8212100052
10. 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 SKAGIT COUNTY SHORT PLAT NO. PL06-0263:
- Recording No: 200805210084
11. Plat Lot of Record Certification, including the terms, covenants and provisions thereof
- Recording Date: May 21, 2008
 Recording No.: 200805210085
12. Protected Critical Area Easement including the terms, covenants and provisions thereof
- Recording Date: May 21, 2008
 Recording No.: 200805210086
13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "A"**Exceptions
(continued)**

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."

14. Skagit County Right to Manage Natural Resource Lands Disclosure

Recording Date: September 12, 2018

Recording No.: 201809120076

15. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 27, 1971

Recording No.: 751841

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Continued under Auditor's File No. 200501240133

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