

When recorded return to:
Julie Danton and David Danton
PO Box 91
Yelm, WA 98597

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-735
Feb 19 2021
Amount Paid \$6805.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620045779

Escrow No.: 620045779

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hannah E. Hop, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julie Danton and David Danton, a married couple

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

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 18-76, approved on October 4th, 1976, recorded in Volume 1 of Short Plats, page 181, under Auditor's File No. 843763, records of Skagit County, Washington; and being a portion of the West Half of the West Half of the Northeast Quarter of the Southeast Quarter, Section 8, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P16560 / 330408-4-005-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 5, 2021

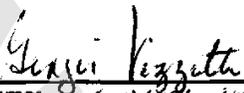


Hannah E. Hop

State of WA
COUNTY of ~~SNOHOMISH~~ ^{WV} SKAGIT

I certify that I know or have satisfactory evidence that
HANNAH HOP
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: 2/5/2021



Name: GINGER VEZETTI
Notary Public in and for the State of WA
Residing at: MARYSVILLE
My appointment expires: 11/24/2023

NOTARY PUBLIC
STATE OF WASHINGTON
GINGER VEZETTI
License Number: 19110637
My Commission Expires 11-24-2023

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 31, 1926
Recording No.: 193056
Recording No.: 193060
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

2. 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. 18-76:

Recording No: 843763

3. Title Notification Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: August 30, 2016
Recording No.: 201608300155

4. 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."

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

EXHIBIT "A"
Exceptions
(continued)

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