

When recorded return to:  
Ty L Hanson and Rachael C Humberg  
126 Candice Lane  
Sedro Woolley, WA 98284

03/30/2021 03:37 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-1348  
MAR 30 2021

Amount Paid \$11005.00  
Skagit Co. Treasurer

Filed for record at the request of:

By  Deputy



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620046514

Escrow No.: 620046514

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Edward Wheeler and Letitia E. Wheeler, 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 Ty L Hanson and Rachael C Humberg, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 6, PLAT OF CANDICE WIDMYER, according to the plat thereof, recorded in Volume 16 of  
Plats, pages 212 and 213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P112892 / 4709-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: March 22, 2021

[Signature]  
Edward Wheeler

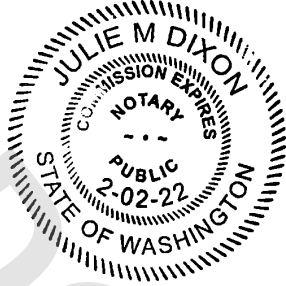
[Signature]  
Letitia E. Wheeler

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward Wheeler and Letitia E. Wheeler are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/26/2021

[Signature]  
Name: Julie M Dixon  
Notary Public in and for the State of WASH  
Residing at: Camano Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Exceptions

1. 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 CANDICE WIDMYER:  
  
Recording No: 9802030053
2. Terms and conditions of Skagit County Variance No. VA970051 for road construction;  
Recorded: April 11, 1997  
Recording No.: 9704110019, records of Skagit County, Washington
3. Terms and conditions of an instrument entitled Trail Permit;  
Recorded: October 1, 1997  
Recording No.: 9710010047, records of Skagit County, Washington
4. Any question as to rights of access and/or utilities that may be raised by reason of the subject plat being served by means of an easement across property which lies within Whatcom County, State of Washington.
5. 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: February 3, 1998  
Recording No.: 9802030054, records of Skagit County, Washington  
Executed By: Willard M. Hendrickson and Ida Hendrickson, husband and wife
6. City, county or local improvement district assessments, if any.