

When recorded return to:

John Hinwood and Melissa Hinwood
8172 Pinelli Road
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

A COMPANY OF CHICAGO TITLE INSURANCE COMPANY

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047920

CHICAGO TITLE CO.

620047920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald John Shackette and Judith Kaye Shackette, 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 Melissa Hinwood and John Hinwood, a married couple

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

LOT 25, (INCLUDING TRACT K), "BIRDS VIEW ESTATES," AS PER PLAT APPROVED JUNE
8, 2010, AND RECORDED JUNE 10, 2010, UNDER AUDITOR'S FILE NO. 201006100097,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3512

Jul 30 2021

Amount Paid \$8895.00
Skagit County Treasurer
By Josie L Bear Deputy

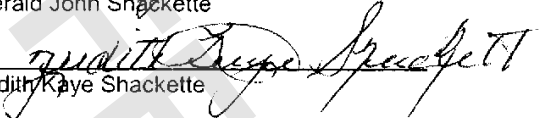
Tax Parcel Number(s): P130293 / 4997-000-025-0000

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2021


Gerald John Shackette
Judith Kaye ShacketteState of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Gerald John Shackette Judith Kaye Shackette
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: July 29, 2021
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Power and Light Company
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Recording Date: April 24, 1925
Recording No.: 183088
Affects: As shown on the face of the plat

NOTE: Reference is hereby made to the "Consent For Use of Puget Sound Energy, Inc. Transmission Right-Of-Way," and the terms and conditions contained therein, as recorded November 8, 2006, under Auditor's File No. 200611080113.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc
Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: April 9, 2007
Recording No.: 200704090170
Affects: As shown on document
3. Lot Certification and the terms and conditions thereof:

Recording Date: December 10, 2007
Recording No.: 200712100015
4. Variance and the terms and conditions thereof:

Recording Date: April 9, 2008
Recording No.: 200804090065
5. 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 the Plat of Birdview Estates:

EXHIBIT "A"Exceptions
(continued)

Recording No: 201006100097

6. Covenants, conditions, restrictions and easements 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: June 10, 2010
Recording No.: 201006100098

7. Agreement and the terms and conditions thereof:

Executed by: Birdsvew Estates, LLC
Recording Date: June 10, 2010
Recording No.: 201006100099

8. Lot Certification and the terms and conditions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100100

9. Protected Critical Area Site Plan and/or Easement and the terms and conditions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100101

10. 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

EXHIBIT "A"Exceptions
(continued)

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."

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