

When recorded return to:

Candace R. Dillman and David J. Dillman
305 Longtime Lane
Sedro Woolley, WA 98284

CHICAGO TITLE
620048415

STATUTORY WARRANTY DEED**Order No.:** 21-2198WA**Title Order No.:** 21-2198WASKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3614

Aug 05 2021

Amount Paid \$11120.00

Skagit County Treasurer

By Heather Beauvais Deputy

THE GRANTOR(S)

Janet Hyatt, an unmarried person, as a separate estate

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Candace R. Dillman and David J. Dillman, a married couple

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

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: LT. 16, PLAT OF ANKNEY HEIGHTS, REC NO. 200108230090

Tax Parcel No(s): P118261/4779-000-016-0000

SUBJECT TO:**1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:**

In favor of: Public Utility District No. 1 of Skagit county,
Washington , a Municipal corporation
Purpose: Pipe or pipes, line or lines, for the transportation of
water, together with right of ingress and egress
Recording Date: October 3, 1955
Recording No.: 525232
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit county,
Washington , a Municipal corporation
Purpose: Pipe or pipes, line or lines, for the transportation of
water, together with right of ingress and egress
Recording Date: October 18, 1960
Recording No.: 599945
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: August 7, 1979
Recording No.: 7908070035
Affects: Portion of said premises

Said easement is purportedly released under instrument recorded October 7, 1996, under Recording No. 9610070065

4. 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 Survey:

Recording No: 9205280022

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

Benefits: Parcel 2 of Survey recorded in Volume 12 of
Surveys, page 185 under Recording no.
9205280022, records of Skagit County,
Washington
Purpose: Utilities
Recording Date: May 29, 1992
Recording No.: 9205290074
Affects: Portion of said premises

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: December 27, 2021
Recording No.: 9206250091
Affects: Portion of said premises

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: February 20, 2001
Recording No.: 200102200088
Affects: Portion of said premises

8. 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 Ankney Heights:

Recording No: 200108230090

9. 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 29, 1992
Recording No.: 9205290075

10. 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: August 10, 2001
Recording No.: 200108100314

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 31, 2002
Recording No.: 200201310042

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 27, 2002
Recording No.: 200211270215

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 25, 2004
Recording No.: 200406250159

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 15, 2004
Recording No.: 200411150148

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Ankney Heights Homeowners Associations
Recording Date: August 10, 2001
Recording No.: 200108100314

12. 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."

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

Dated: July 29, 2021

Janet Hyatt
Janet Hyatt

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Janet Hyatt is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 3rd of August, 2021

Loren R. Vansant
Notary Public in and for the State of Washington
Residing at: Stanwood, WA
Appointment Expiration: 10-23-2024

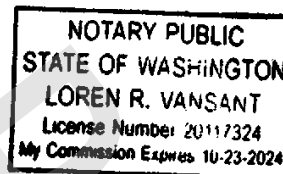


EXHIBIT A

Legal Description

LOT 16, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 23, 2001, UNDER AUDITOR'S FILE NO.200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.