

When recorded return to:
Devin A. Hiltz
17058 Theodorson Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049765

CHICAGO TITLE CO.
620049765

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brett H. Roberts and Megan E. Roberts, 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 Devin A. Hiltz, an unmarried person and Casey K. Cadero, an
unmarried person

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

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

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

PTN OF NW 1/4 SW 1/4 OF 13-34-3

Tax Parcel Number(s): P21790 / 340313-0-101-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5391

Nov 24 2021

Amount Paid \$7661.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: NOVEMBER 17, 2021
Brett H. Roberts
Megan E. RobertsState of WASHINGTON
County of SKAGIT SM
BSLANO

I certify that I know or have satisfactory evidence that Brett Roberts and Megan Roberts 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.

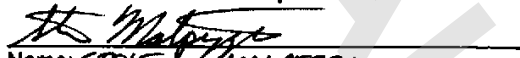
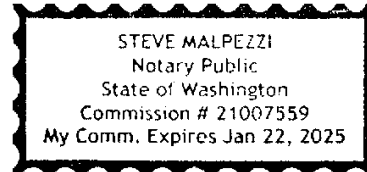
Dated: NOVEMBER 17, 2021
Name: STEVE MALPEZZI
Notary Public in and for the State of WA
Residing at: FERNDALE
My appointment expires: 1/22/25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21790 / 340313-0-101-0000

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13,
TOWNSHIP 34 NORTH, RANGE 3 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 488.25 FEET SOUTH OF THE NORTHWEST CORNER OF SAID
NORTHWEST 1/4 OF THE SOUTHWEST 1/4;

THENCE EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE
SOUTHWEST 1/4, 247.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE EAST 135.0 FEET;

THENCE NORTH 70.0 FEET;

THENCE WEST 135.0 FEET;

THENCE SOUTH 70.0 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 1.55 FEET THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
OVER AND ACROSS THAT CERTAIN PRIVATE ROAD KNOWN AS THEODORSON LANE AS SAID
ROAD AND EASEMENT ARE ESTABLISHED AND REFERRED TO IN DOCUMENTS RECORDED
UNDER AUDITOR'S FILE NOS. 456187 AND 729145, RECORDS OF SKAGIT COUNTY,
WASHINGTON, AND VARIOUS OTHER DOCUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

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

Purpose: A non-exclusive easement for ingress, egress and utilities
 Recording No.: 456187
 Recording No.: 729145
 Affects: as described in said instrument
2. Agreement and the terms and conditions thereof:

Executed by: Property owners along Theodorson Lane
 Recording Date: October 29, 1987
 Recording No.: 8710290022
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201109090051
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201811150066
5. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.