

When recorded return to:

Brendon Michael Hilliard and Cassandra Marie Hilliard  
19340 Wildes Creek Lane  
Burlington, WA 98233

GNW 21-13881

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patrick W. Kramar and Laura L. Kramar, husband and wife, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Brendon Michael Hilliard and Cassandra Marie Hilliard, a married couple  
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
PTN NW1/4 NW1/4 and PTN NE1/4 NW1/4, 29-36N-4E

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P50251

Dated: December 06, 2021

\_\_\_\_\_  
Patrick W. Kramar

Laura L. Kramar  
Laura L. Kramar

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5600

Dec 07 2021

Amount Paid \$9785.00

Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13881-KH

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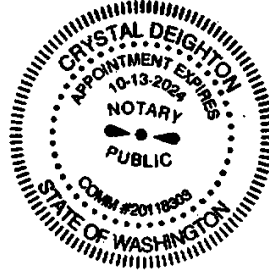
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 06 day of December, 2021 by Laura L. Kramar.

Signature

Title

My appointment expires: 10-13-2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13881-KH

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Tax Parcel Number(s): P50251

Dated: 12/6/21

Patrick W. Kramar  
Patrick W. Kramar

\_\_\_\_\_  
Laura L. Kramar

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13881-KH

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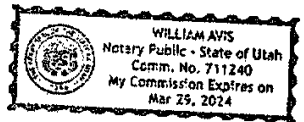
STATE OF Utah  
COUNTY OF Weber

This record was acknowledged before me on 6<sup>th</sup> day of December, 2021 by Patrick W Kramar.

*William Ays*  
Signature William Ays

Notary Public  
Title

My appointment expires: 3-29-2024



UNOFFICIAL DOCUMENT

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 19340 Wildes Creek Lane, Burlington, WA 98233  
Tax Parcel Number(s): P50251

**Property Description:**

The East 600 feet of the South half; EXCEPT the South 180 feet of the West 185 feet thereof of the following described tract of land:

The North 755 feet of that portion of the Northwest Quarter of the Northwest Quarter of Section 29, Township 36 North, Range 4 East of the Willamette Meridian, lying Southeasterly of the Samish Road; Also the North 755 feet of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 29.

Situated in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13881-KH

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**EXHIBIT B**

21-13881-KH

1. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Norman A. Wallace, et ux, et al recorded June 10, 1980 as Auditor's File No. 8006100009.

2. Regulatory notice/agreement regarding Low Flow Mitigation Summary that may include covenants, conditions and restrictions affecting the subject property, recorded August 27, 1998 as Auditor's File No. 9808270118.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

3. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded September 14, 1998 as Auditor's File No. 9809140040.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. Agreement, affecting subject property, regarding Road maintenance and the terms and provisions thereof between Patrick Kramar, recorded January 28, 2002 as Auditor's File No. 200201280193.