

When recorded return to:
Judith A Rector
6901 Martin Road
Ephrata, WA 98823

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243444
Dec 30 2024
Amount Paid \$10897.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
Le 20057580

Escrow No.: 620057580

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Hull and Kathryn Hull, who acquired title as Kathryn Zyhailo, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Judith A Rector, an unmarried person

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

LOT 2, PLAT OF GARDEN MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202106180051, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P135610 / 6088-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/26/24

Jeffrey Hull
Jeffrey Hull

Kathryn Hull
Kathryn Hull

State of Washington

County of Skladit

This record was acknowledged before me on 12-26-24 by Jeffrey Hull and Kathryn Hull.

Lucille M Diaz

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 3-29-28

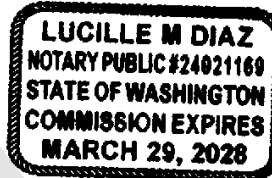


EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: February 17, 2021
Recording No.: 202102170161

2. Model Home Agreement, including the terms, covenants and provisions thereof

Recording Date: April 29, 2021
Recording No.: 202104290134

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 Plat of Garden Meadows:

Recording No: 202106180051

4. 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 18, 2021
Recording No.: 202106180052

5. 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: Garden Meadows Homeowners Association
Recording Date: June 18, 2021
Recording No.: 202106180052

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

7. Assessments, if any, levied by City of Sedro Woolley.

EXHIBIT "A"
Exceptions
(continued)

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