

When recorded return to:

Gavin Vincent Lang
1718 22nd St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252054

Jul 01 2025

Amount Paid \$11876.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Chicago Title
245471589

Escrow No.: 245471589 -CT

CT-620058279**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Samuel T Hilyer, an unmarried person and Natalie T Hilyer, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Gavin Vincent Lang, 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.)

LT 18, STERLING PLACE

Tax Parcel Number(s): P107105, 4641-000-018-0007

Subject to:

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

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."

STATUTORY WARRANTY DEED

(continued)

Dated: 7/1/25

Samuel T Hilyer
Samuel T Hilyer
Natalie T Hilyer
Natalie T Hilyer



State of WA
County of Island

This record was acknowledged before me on 7/1/2025 by Samuel T Hilyer.

Krystan Stevens
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027

State of WA
County of Island

This record was acknowledged before me on 7/1/2025 by Natalie T Hilyer.

Krystan Stevens
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027

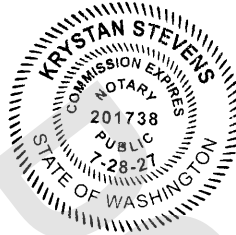


EXHIBIT "A"

Legal Description

LOT 18, STERLING PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 OF SAID STERLING PLACE; THENCE SOUTH 89°28'31" EAST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 129.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE SOUTH 00°30'39" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. A DISTANCE OF 16.50 FEET TO THE SOUTH LINE OF

THE NORTH 16.50 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, BEING THE NORTHEAST CORNER OF TRACT 'H' OF THE PLAT OF COPPER POND PLANNED

UNIT DEVELOPMENT RECORDED UNDER AUDITOR'S FILE NO. 9509110092, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 89°28'31" WEST ALONG THE SOUTH LINE OF THE NORTH 16.50 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE

OF 129.73 FEET TO A POINT LYING SOUTH 00°31'29" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 00°31'29" EAST A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING.

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:

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Underground Electric System

Recording Date: May 26, 1994

Recording No.: 9405260010

Affects: As described

2. 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: February 8, 1995

Recording No.: 9502080048

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 the Plat of Sterling Place:

Recording No: 9412010072

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

5. Assessments, if any, levied by Anacortes.

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