

When recorded return to:

Wesley Brice Kilcup and Kimberly Renee Kilcup
20312 Christie Pl
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262980

Sep 10 2026

Amount Paid \$9829.00

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
620063192

Title No.: 620063192
Escrow No.: 245481611

Chicago Title
245481611

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyli Hamilton, a single woman

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 Wesley Brice Kilcup and Kimberly Renee Kilcup, a married couple

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 12, SHAMROCK PLACE

Tax Parcel Number(s): P112956, 4714-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 9-3-26Kylie Hamilton
Kylie Hamilton
Kyli *HH*State of Washington
County of SnohomishThis record was acknowledged before me on 09-03-26 by Kyli Hamilton.Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-28

EXHIBIT "A"
Legal Description

LOT 12, PLAT OF SHAMROCK PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 17 OF PLATS, PAGES 3 AND 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 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: October 21, 1918

Recording No.: 127970

Note: Exact location and extent of easement is undisclosed of record.

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

In favor of: Russell Natter

Purpose: Access and utilities

Recording Date: May 21, 1973

Recording No.: 785337

Affects: The northern portion of said plat

3. Native Growth Protection Area Easement, and the terms and conditions thereof:

Recording Date: April 9, 1998

Recording No.: 9804090050

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 Short Plat No. 32-88:

5. 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 Shamrock Place:
Recording No: 9804090051

6. 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: April 9, 1998

Recording No.: 9804090052

EXHIBIT "B"

Exceptions

7. 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: Shamrock Place Homeowners Association

Recording Date: April 9, 1998

Recording No.: 9804090052

8. 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."

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