



When recorded return to:
Clifford Hill and Joy Hill
9514 28th St. Ct. E
Edgewood, WA 98371

Skagit County Auditor
6/30/2016 Page

1 of 4 10:30AM
\$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027562

CHICAGO TITLE
620027562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen A. Reynolds and Denise Reynolds, 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 Clifford Hill and Joy Hill, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 14, SAMISH RIVER PARK, DIVISION NO. 1, according to the plat thereof recorded in Volume
9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68690 / 3990-000-014-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162717
JUN 30 2016

Amount Paid \$ 1696.00
Skagit Co. Treasurer
By: *TTB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2016

Stephen A. Reynolds
Stephen A. Reynolds

Denise Reynolds
Denise Reynolds

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Stephen A. Reynolds and Denise Reynolds 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: June 28, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SAMISH RIVER PARK DIVISION NO. 1:

Recording No: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1929
Auditor's No(s): 225812, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 15, 1967

Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:

Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998,
and August 18, 1998

Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048
records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 15, 1967

Auditor's No(s): 703232, records of Skagit County, Washington

EXHIBIT "A"

**Exceptions
(continued)**

6. Order on Critical Areas Variance CV 99 0394 including the terms, covenants and provisions thereof
Recording Date: December 6, 1999
Recording No.: 199912060003
7. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: January 2, 2007
Recording No.: 200701020100
8. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: January 19, 2007
Recording No.: 200701190143
9. Mitigation Plan - Public Water System Wellhead Protection Area including the terms, covenants and provisions thereof
Recording Date: January 19, 2007
Recording No.: 200701190144
10. Assessments, if any, levied by Samish River Park, Inc..
11. City, county or local improvement district assessments, if any.