

When recorded return to:
Tucker Pruett and Lauren Pruett
19789 Park Ridge Lane
Sedro Woolley, WA 98284



201711300098
Skagit County Auditor
11/30/2017 Page 1 of 5 \$78.00
1:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032903

CHICAGO TITLE
620032903

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kari Lynn Wilson-Hull, Trustee of the Wilson Family Generations Trust FBO Kari Wilson-Hull, established December 1, 2002 aka Wilson Family Alaska Irrevocable Trust FBO Kari Lynn Wilson-Hull

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Tucker Pruett and Lauren Pruett, 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.)

Lot(s): 3 SKAGIT COUNTY SHORT PLAT NO. 518-81 Tax/Map ID(s)

Tax Parcel Number(s): P50518 / 360432-4-003-0302,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 5575
NOV 30 2017

Amount Paid \$ 10,186.60
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 27, 2017

Wilson Family Generations Trust FBO Kari Wilson-Hull, established December 1, 2002 aka Wilson Family Alaska Irrevocable Trust FBO Kari Lynn Wilson-Hull

BY: Kari Lynn Wilson-Hull
Kari Lynn Wilson-Hull
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kari Lynn Wilson-Hull is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Wilson Family Generations Trust FBO Kari Wilson-Hull, established December 1, 2002 aka Wilson Family Alaska Irrevocable Trust FBO Kari Lynn Wilson-Hull to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/29/17
Jeannine R Ballard
Name: Jeannine R Ballard
Notary Public in and for the State of WA
Residing at: Minimish Canyon
My appointment expires: 9/9/21

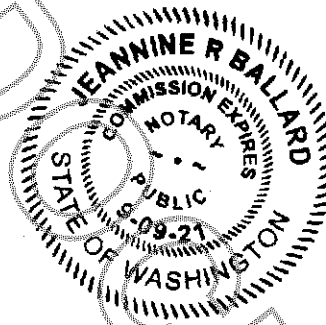


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50518 / 360432-4-003-0302

PARCEL A:

Tract 3 of SKAGIT COUNTY SHORT PLAT NO. 518-81 as approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91 through 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Section 32, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across certain roadways shown as Tract A on the face of said Skagit County Short Plat No. 518-81 and as set forth in declaration of easements, covenants and road maintenance agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 19, 1982
Auditor's No(s): 8202190001, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Front 7 feet of said premises adjacent to and parallel with road

2. Declaration of Easements and Road Maintenance Agreement as contained in instrument
Recorded: September 14, 1981
Auditor's No.: 8109140012, records of Skagit County, Washington

3. Exceptions and reservations as contained in Deed
From: JA (Hugh) Wear and Mary Wear, husband and wife
Recorded: May 15, 1979
Auditor's No.: 7905150064, records of Skagit County, Washington
As Follows:

Reservation and retention by grantors, their heirs and assigns of a right to a one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the grantors or either of them live and so long as any child of grantors lives. Upon the last such death, any and all retained interest in the oil and gas or oil and gas rights by the grantors shall terminate and total ownership thereof vests in the grantees, their heirs, executors, administrators, and assigns automatically, and without further conveyance for a period of 10 years.

4. 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 SKAGIT COUNTY SHORT PLAT NO. 518-81:

Recording No: 8107070003

5. Covenants, conditions, restrictions, and easements 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: July 7, 1981 and September 14, 1981
Auditor's No(s): 8107070002 and 8109140012, records of Skagit County, Washington

EXHIBIT "B"

Exceptions (continued)

AMENDED by instrument(s):

Recorded: April 1, 1982

Auditor's No(s): 8204010025, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 7, 1981
Auditor's No(s): 8107070002, records of Skagit County, Washington
Imposed By: Hidden Meadows Property Owner's Association
7. Terms and conditions of those Articles of Incorporation of Hidden Meadows Community Association;
Recorded: July 7, 1981
Auditor's No.: 8107070001, records of Skagit County, Washington
8. Findings of Fact - Entry of Order No. SP 91 043 including the terms, covenants and provisions thereof

Recording Date: February 6, 1992
Recording No.: 9202060018
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 21, 1993
Recording No.: 9310210078
10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 9, 1998
Recording No.: 9806090031
Matters shown: Fence
11. Easement and Adoption of CC&R's including the terms, covenants and provisions thereof

Recording Date: September 29, 2006
Recording No.: 200609290118
12. Assessments, if any, levied by Hidden Meadows Property Owner's Association.
13. City, county or local improvement district assessments, if any.