

When recorded return to:
Dillon Harris, an unmarried person and Samantha
Palmer, an unmarried person
39904 Willard Lane
Concrete, WA 98237



201809040194

09/04/2018 03:44 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620035489

Escrow No.: 620035489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Reed and Patricia Reed, 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 Dillon Harris, an unmarried person and Samantha Palmer, 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.)

Lot(s): 12 WILLARD ESTATES

Tax Parcel Number(s): P116237 / 4747-000-012-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3936
SEP 04 2018

Amount Paid \$5879.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 16, 2018

Scott Reed
Scott Reed

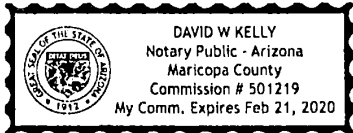
Patricia Reed
Patricia Reed

State of ARIZONA
COUNTY of MARICOPA

I certify that I know or have satisfactory evidence that
PATRICIA REED
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8-17-18

David W Kelly
Name: DAVID W KELLY
Notary Public in and for the State of ARIZONA
Residing at: PHOENIX, AZ
My appointment expires: 2-21-20



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of washington
County of skagit

I certify that I know or have satisfactory evidence that

Scott Reed

(is) are the person(s) who appeared before me, and said person(s) acknowledged that (he) she/they signed this of instrument and acknowledged it to be (his) her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 21, 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

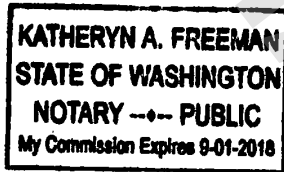


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116237 / 4747-000-012-0000

Lot 12, WILLARD ESTATES, according to the plat thereof recorded December 23, 1999, under Auditor's File No. 199912230062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 PLAT OF WILLARD ESTATES:

Recording No: 9912230062

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 20, 1999
Auditor's No.: 9904200136, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

3. Agreement, including the terms and conditions thereof; entered into;
By: Willard Hendrickson
And Between: Skagit County
Recorded: August 17, 1998
Auditor's No.: 9808170133, records of Skagit County, Washington
Providing: Road variance

Reconsideration recorded October 12, 1998, under Auditor's File No. 9810120109, records of Skagit County, Washington.

4. Agreement, including the terms and conditions thereof; entered into;
By: Willard M. Hendrickson
And Between: Johnny V. Gallagher
Recorded: December 23, 1999
Auditor's No.: 9912230064, records of Skagit County, Washington
Providing: Landscaping
Affects: Boundaries of said plat adjacent to Lot 1 of Survey recorded in
Volume 10 of Surveys, page 192, under Auditor's File No.
9102040045, records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: December 23, 1999
 Auditor's No(s).: 199912230063, records of Skagit County, Washington
 Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: December 23, 1999
 Auditor's No(s).: 199912230063, records of Skagit County, Washington
 Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife
7. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
 Recorded: October 15, 2004
 Auditor's No(s).: 200410150003, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;
 Recorded: October 15, 2004
 Auditor's No(s).: 200410150004, records of Skagit County, Washington
9. Notice contained in deed:
 Recording Date: September 17, 2004
 Recording No.: 200409170178
 Regarding: Skagit County Right to Farm Ordinance
10. 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.

EXHIBIT "B"

Exceptions
(continued)

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."

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Plat of Willard Estates.