



202001080058

01/08/2020 01:25 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Timothy Dills  
1005 Aspen Lane  
Burlington, WA 98233

GUARDIAN NORTHWEST TITLE CO.  
STATUTORY WARRANTY DEED 19-3085

THE GRANTOR(S) Nancy Hoover Llewellyn, an unmarried person as her separate estate,

for and in consideration of WAC 458-61A-213 as part of a 1031 tax deferred exchange

in hand paid, conveys, and warrants to Timothy Dills, an unmarried person

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: :  
Lot 17 Aspen Lane Phase 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P126112 & 4924-000-017-0000

Dated: 1/3/2020

*Nancy Hoover Llewellyn*  
Nancy Hoover Llewellyn

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20200108  
JAN 08 2020

Amount Paid \$ 616.00  
By *ML* Skagit Co. Treasurer  
Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3085-KS

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Nancy Hoover Llewellyn is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7 day of January, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1005 Aspen Lane, Burlington, WA 98233  
Tax Parcel Number(s): P126112 & 4924-000-017-0000

Property Description:

Lot 17, "ASPEN LANE PHASE 2", according to the plat thereof recorded May 11, 2007, under Auditor's File No. 200705110088, records of Skagit County, Washington.

TOGETHER WITH an easement for access as delineated on the plat of "ASPEN LANE PHASE 2".

**EXHIBIT B**

19-3085-KS

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. BU-5-94 recorded 01/25/1995 as Auditor's File No. 9501250055.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. Burl-SS1-02 recorded 08/02/2002 as Auditor's File No. 200208020109.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Aspen Lane Phase 2 recorded May 11, 2007 as Auditor's File No. 200705110088.

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 23, 2006  
Recorded: June 23, 2006  
Auditor's No.: 200606230189  
Executed By: Aspen Lane LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: April 30, 2007  
Recorded: May 11, 2007  
Auditor's No.: 200705110089

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County  
Dated: June 24, 1955  
Recorded: June 27, 1955  
Auditor's No.: 520043  
Purpose: Waterline  
Area Affected: Portion of Lot 17 and other property