

When recorded return to:
James Nash and Dixie Nash
22448 Bulson Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1321

Apr 14 2020

Amount Paid \$1685.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041915

CHICAGO TITLE
620041915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lewis J. Hill, Jr and Laura L. Hill, a married couple

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

TRACTS 17-20, IDLEWOOD

Tax Parcel Number(s): P66190 / 3930-000-020-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 10, 2020

Lewis J. Hill, Jr
Lewis J. Hill, Jr

Laura L. Hill
Laura L. Hill

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Lewis J. Hill, Jr and Laura L Hill
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: 4-13-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66190 / 3930-000-020-0005

TRACTS 17, 18, 19 AND 20, IDLEWOOD, SKAGIT COUNTY, WASHINGTON, AS PER PLAT
RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: August 10, 1918
Auditor's No.: 126981, records of Skagit County, Washington
Executed By: English Lumber Company, a Washington corporation
Affects: All parcels in said plat
As Follows: All coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now or hereafter discovered, with the right to prospect for, extract and remove the same; provided however, that the grantor, its successors and assigns, shall pay to the Grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil, or gas, and by the operation of prospecting for mining the same

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Idlewood:

Recording No: 615457

3. 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: December 14, 1961
Recording No.: 615682

4. 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.

5. Terms, Conditions and Reservations as disclosed in "Resolution No. 1530-91:

EXHIBIT "B"
Exceptions
(continued)

Recording Date: October 1, 1991
Recording No.: 9110010042

6. Skagit County Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: June 9, 2015
Recording No.: 201506090105

7. City, county or local improvement district assessments, if any.