

When recorded return to:
Larry P. Hill and Valeria R. Hill
23164 Buchanan Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4173

Oct 12 2020

Amount Paid \$12454.11

Skagit County Treasurer
By Bridget Ibarra Deputy

Escrow No.: 620044335 **CHICAGO TITLE**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terrence G. Matthews and Donna S. Matthews, Trustees of The Matthews Living Trust, dated December 18, 2002

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Larry P. Hill and Valeria R. Hill, 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.)

LT 11, BLK 5, EXC SOUTH 6.1 FT THEREOF, BINGHAM ACREAGE, SKAGIT COUNTY, WASH

Tax Parcel Number(s): P118431 / 3864-005-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2020

The Matthews Living Trust, dated December 18, 2002

BY: *Donna Sue Matthews*
Donna Sue Matthews

BY: *Terrence Gilbert Matthews*
Terrence Gilbert Matthews

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Donna Sue Matthews and Terrence Gilbert Matthews is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Matthews Living Trust Dated December 18, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-6-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118431 / 3864-005-011-0000

LOT 11, BLOCK 5, EXCEPT THE SOUTH 6.1 FEET THEREOF, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN AMENDED DECLARATION OF EASEMENT RECORDED SEPTEMBER 17, 2001, UNDER AUDITOR'S FILE NO. 200109170140, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AND THE JOINT USE AND MAINTENANCE OF THE SAME AS ESTABLISHED IN DECLARATION OF EASEMENT DATED AUGUST 20, 2001, RECORDED SEPTEMBER 17, 2001, UNDER AUDITOR'S FILE NO. 200109170140, AND AMENDED BY INSTRUMENT RECORDED JANUARY 17, 2003, UNDER AUDITOR'S FILE NO. 200301170133, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Bingham Acreage, Skagit County, Washington, recorded in Volume 4 of Plats, Page 24:

Recording No: 144539

2. Covenants, conditions and restrictions 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 in the document

Recording Date: September 11, 2001
Recording No: 200109110087

Said Declaration is a re-recording of Recording No. 200108150117.

3. Declaration of Easement for Ingress, Egress, Utilities and Septic Drainfield

Recording Date: January 17, 2003
Recording No.: 200301170133

Said Declaration is a re-recording of Recording No. 200108220078 and Recording No. 200109170140.

Said easement contains, among other things, provisions for maintenance by the common users.

4. Order Vacating County Right of Way

Recording Date: November 15, 2001
Recording No.: 200111150009

5. Aerobic Treatment Unit Service Agreement

Recording Date: March 18, 2003
Recording No.: 200303180169

EXHIBIT "B"Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Matthews Living Trust, dated December 18, 2002
 Purpose: ingress, egress and Utilities
 Recording Date: April 2, 2003
 Recording No: 200304020142
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Buchanan Avenue, LLC, a Washington limited liability company
 Purpose: Ingress, egress and Utilities
 Recording Date: April 2, 2003
 Recording No: 200304020143
 Affects: the North 10 feet and across the South 20 feet of the West 20 feet of the East 250 feet of said property.
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: May 9, 2003
 Recording No.: 200305090038, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
- Recorded: May 16, 2003
 Recording No.: 200305160016, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
- Recorded: June 30, 2003
 Recording No.: 200306300097, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
- Recorded: July 3, 2003
 Recording No.: 200307030018, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
- Recorded: July 10, 2003
 Recording No.: 200307100013, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County

For:

All things necessary or proper in the construction and maintenance of a water, sewer and

EXHIBIT "B"Exceptions
(continued)

communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer and electronic information on facilities over, across, along, in and under a portion of said premises

9. Terms and conditions of the easement set forth in said legal description.
10. Public or private easements, if any, over vacated portion of said premises.
11. 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.

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."

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