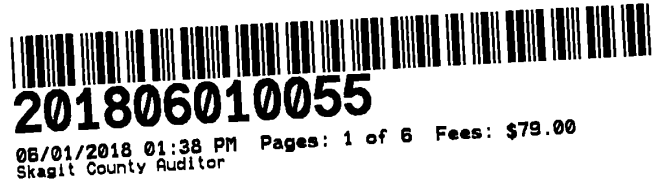


When recorded return to:

Scott Thomas Leigh and Amy L. Leigh, a married couple
6484 Lillian Lane
Sedro Woolley, WA 98284



Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034501

CHICAGO TITLE
620034501

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter Dale Parker, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott Thomas Leigh and Amy L. Leigh, 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. PL04-0703

Tax Parcel Number(s): P122771/350402-3-002-0300, P122772/350402-2-004-0300

P134162 / 350402-3-002-0301

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182319
JUN 01 2018

Amount Paid \$ 7,979.⁴⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 29, 2018

Walter Dale Parker
Walter Dale Parker

State of Washington
County of Skaupit

I certify that I know or have satisfactory evidence that

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

Dated: 5/30/18

Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 5-29-19

JESSICA STALDER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122771/350402-3-002-0300 and P122772/350402-2-004-0300

PARCEL A:

P134162/350402-3-002-0301

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. PL04-0703, as approved April 20, 2005, and recorded April 27, 2005, under Auditor's File No. 200504270112, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities as delineated on the face of Skagit County Short Plat No. PL04-0703, as approved April 20, 2005, and recorded April 27, 2005, under Auditor's File No. 200504270112, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;
Recorded: July 9, 2004
Auditor's No(s): 200407090090, records of Skagit County, Washington

2. Covenants, conditions, and restrictions contained in instrument(s), 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: August 26, 2003
Auditor's No(s): 200308260122, records of Skagit County, Washington
Executed By: Paul Z. Taylor
As follows: The above property will be aggregated with adjoining property to the South. No new building lot will be created hereby.

3. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".

4. Agreement and Easement, including the terms and conditions thereof; entered into;
By: Paul Z. Taylor
And Between: Skagit County
Recorded: April 27, 2005
Auditor's No.: 200504270113, records of Skagit County, Washington
Providing: Protected Critical Area

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 20, 2004
Auditor's No(s): 200404200123, records of Skagit County, Washington
In favor of: Paul Z. Taylor
For: Ingress, egress, roadway and utilities
Affects: Parcel B

6. Covenants, conditions, and restrictions contained in instrument(s), 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: November 19, 1973
Auditor's No(s): 793541, records of Skagit County, Washington
Executed By: Reider Rasmussen and Lilly M. Rasmussen
As Follows: Owners agree to allow reasonable public access for the purpose of recreational activities commensurate with the area, except that owner may restrict his land from camping and motor vehicles.

EXHIBIT "B"Exceptions
(continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 2, 1996
 Auditor's No(s): 9608020008, records of Skagit County, Washington
 In favor of: Trillium Corporation
 For: Road
 Affects: Southwest corner of Lot 2 of said short plat
8. 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.
9. 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 SKAGIT COUNTY SHORT PLAT NO. PL04-0703:

 Recording No: 200504270112
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 15, 2005
 Recording No.: 200508150174
 Affects: Portion of said premise
11. Plat Lot of Record Certification including the terms, covenants and provisions thereof

 Recording Date: April 21, 2009
 Recording No.: 200904210046
12. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

 Recording Date: May 7, 2009
 Recording No.: 200905070084

EXHIBIT "B"Exceptions
(continued)

13. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval
Recorded: November 19, 1973
Auditor's No.: 793541, records of Skagit County, Washington
Classification: Timber Land

Continuance thereof;

Recorded: April 23, 2009
Auditor's No.: 200904230127, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification recorded April 20, 2018 under Skagit County recording number 201804200113.

14. City, county or local improvement district assessments, if any.
15. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: May 18, 2018
Recording No.: 201805180001

Reference is hereby made to said document for full particulars.