

2:05PM

4/1/2010 Page When recorded return to: Daniel R. Hockett and Cheryl L. Hockett Po 600 448 'Sedro Woolley WA 98284 Recorded at the request of: File Number: 99096 **Statutory Warranty Deed** 99096-1 GUARDIAN NORTHWEST TITLE CO. THE GRANTOR Buchanan Acres, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel R. Hockett and Cheryl L. Hockett, husband and wife the following described real estate, situated in the County of Skagit, State of . Abbreviated Legal: Lot 5, "BUCHANAN ACRES LONG CARD" Tax Parcel Number(s): P125672, 4908-000-005-0000 Lot 5, "BUCHANAN ACRES LONG CARD", as per plat recorded November 20, 2006 under Skagit County Auditor's File No. 200611200082 Subject to easements, restrictions or other exceptions hereto attached as Exhibit A Dated SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Buchanan Acres, LL APR 01 2010 Managing Member Amount Paid \$ 2052 · Skagit Co. Treasurer ByJulim STATE OF Washington COUNTY OF Skagit I certify that I know or have satisfactory evidence that is/are the person(s) who appeared before signed this instrument, on oath stated me, and said person(s) acknowledge that\_\_\_ is/are authorized to execute the instrument and acknowledge that as the ( Wanaguney Wernbergor Buchanan to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.



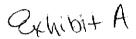
Dated:

Notary Public in and for the State of

Residing at 

My appointment expires: 

1-7-11



## **EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:

51-81

Recorded:

December 17, 1981

Auditor's No.:

8112170001

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Charles Boon and Jeannie Boon, husband and wife

Dated:

October 27, 1981

Recorded:

April 19, 1982

Auditor's No.:

8204190056 Underground water and utilities

Purpose: Area Affected:

Exact location not described

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8204010001.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

Puget Sound Energy, Inc., a Washington corporation

Dated:

June 9, 2006

Recorded:

June 19, 2006

Auditor's No.:

200606190170

Purpose:

"...utility systems for purposes of transmission, distribution

and sale of gas and electricity..."

Area Affected:

## 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.

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

Dated:

August 9, 2006

Recorded:

November 20, 2006

Auditor's No.:

200611200084

Executed By:

**Buchanan Acres LLC** 

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:

February 26, 2007

Recorded:

February 26, 2007

Auditor's No.:

200702260012

MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:

Buchanan Acres Long Card

Recorded:

November 20, 2006

Auditor's No.:

200611200082

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: F.

Grantee:

Puget Sound Power & Light Company, a Massachusetts corporation

Dated:

June 20, 1932

Recorded:

June 21, 1932

Auditor's No.:

251268 in Volume 169, page 153

Purpose:

Electric transmission line

Area Affected:

West line of Southeast 1/4 of the Southeast 1/4 of Section 2

Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded:

November 20, 2006

Auditor's No.:

200611200083

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