



201004010087  
Skagit County Auditor

4/1/2010 Page 1 of 3 2:05PM

When recorded return to:

Daniel R. Hockett and Cheryl L. Hockett  
Po Box 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 3-30-10

Buchanan Acres, LLC

*[Signature]*  
By: Geoff Devries, Managing Member

850  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 01 2010

Amount Paid \$ 2052.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Geoff Devries  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that no signed this instrument, on oath stated yes  
is/are authorized to execute the instrument and acknowledge that as the  
Managing Member of Buchanan Acres, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-30-10

*[Signature]*

Notary Public in and for the State of WA  
Residing at Mt Vernon  
My appointment expires: 1-7-11



Exhibit A

**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  
Purpose: Underground water and utilities  
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.



201004010087  
Skagit County Auditor

**D. 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

**E. 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

**F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 2

**G. 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



201004010087

Skagit County Auditor