

When recorded return to:

Mr. and Mrs. James M. Cox
318 Longtime Lane
Sedro Woolley, WA 98284



201202270192
Skagit County Auditor

2/27/2012 Page 1 of 2 3:53PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-03080-11

Grantor: Wells Fargo Financial Washington 1, Inc.
Grantee: James M. Cox and Erica R. Howard-Cox

Tax Parcel Number(s): P118255

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal: Lot 10, "PLAT OF ANKNEY HEIGHTS."

102518-2

SPECIAL WARRANTY DEED
(Not Statutory)


THE Grantor Wells Fargo Financial Washington 1, Inc., a Washington Corporation for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, bargains, sells, and conveys to James M. Cox and Erica R. Howard-Cox, Husband and Wife the following described estate, situated in the County of Skagit State of Washington:

Lot 10, "PLAT OF ANKNEY HEIGHTS," according to the plat thereof, recorded August 23, 2001, under Auditor's File No. 200108230090, records of Skagit County, Washington.

Tax Parcel Number(s): P118255

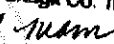
Dated: February 20, 2012

Janet B. Farmer
VP Loan Documentation


Wells Fargo Financial Washington 1, Inc.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

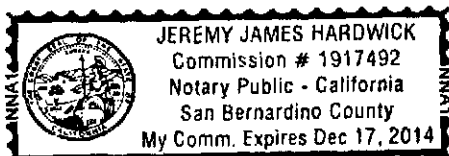
2012504
FEB 27 2012

Amount Paid \$ 4010.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF California }
County of San Bernardino } SS:

I certify that I know or have satisfactory evidence that Janet B. Farmer
VPLD signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the VPLD
of Wells Fargo Financial Washington 1, Inc to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: February 20, 2012



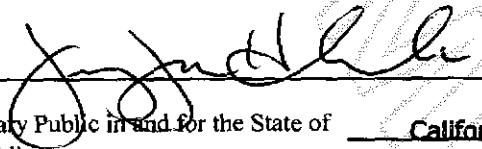

Notary Public in and for the State of California
Residing at San Bernardino
My appointment expires: Dec. 17, 2014

EXHIBIT "A"

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns

Dated: September 30, 1955

Recorded: October 3, 1955

Auditor's No: 525232

Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same

Area Affected: Portion of the subject property

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns

Recorded: October -- 1960

Auditor's No: 599945

Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same

Area Affected: Portion of the subject property

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

Plat/Subdivision Name: Ankney Heights

Recorded: August 23, 2001

Auditor's No: 200108230090

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: February 12, 2001

Recorded: February 20, 2001

Auditor's No: 200102200088

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."

Area Affected: A strip of land 10 feet in width across all lots, tracts, and open spaces located within the described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

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

Recorded: August 10, 2001

Auditor's No: 200108100314

Executed by: LRDTD Johnson Partnership, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: January 31, 2002, November 27, 2002 June 25, 2004 and November 15, 2004

Auditor's Nos.: 200201310042, 200211270215, 200406250159 and 200411150148

Any tax, fee, assessments or charges as may be levied by Ankney Heights Homeowners Association.



201202270192
Skagit County Auditor