



201403310203

Skagit County Auditor

\$75.00

3/31/2014 Page

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4 2:17PM

When recorded return to:

Daniel L. Henrickson and Shelly D. Henrickson
7867 Valeria Place
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020704

CHICAGO TITLE

620020704

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond B. Hamilton Jr. and Tracy A. Hamilton, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel L. Henrickson and Shelly D. Henrickson, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, Elk Haven Estates as recorded August 6, 2002, under Auditor's File No. 200208060083
records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P119383, 4797-000-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully disclosed in
Chicago Title Company Order 620020704, Schedule B, Special Exceptions; and Skagit Country Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 25, 2014

Raymond B. Hamilton Jr.

Tracy A. Hamilton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014/008
MAR 31 2014

Amount Paid \$6502.00
Skagit Co. Treasurer
By Deputy

State of WACounty of Snohomish

see attached

I certify that I know or have satisfactory evidence that

Raymond B. Hamilton, Jr. & Tracy A. Hamilton
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-27-14

Name: Wendy R. Green
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 12-13-2018

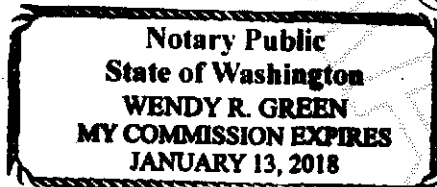
JAN 13 2018

State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that
RAYMOND B. HAMILTON, JR. and TRACY A. HAMILTON
is/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/he/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-27-14



Wendy R. Green
Name: Wendy R. Green
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: JAN 13 2018

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 07.30.13



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
2. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

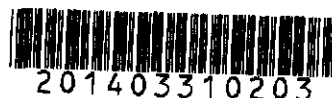
The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

We have made no determination as to the current ownership of said reservation.
3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:
 - a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
 - b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
 - c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.
4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: July 12, 1999
Recorded: August 12, 1999
Auditor's No: 199908120015
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected:

The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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



SCHEDULE "B"
Special Exceptions
(continued)

said covenant or restriction is permitted by applicable law, as set forth on **ELK HAVEN ESTATES:**

Recording No: 200208060083

6. Covenants, conditions, restrictions, assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: August 6, 2002
Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006 and July 9, 2009
Recording No.: 200602220047 and 200907090089

7. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**
Between: Ron Valiquette & V. Valiquette
And: Skagit County
Dated: April 19, 2002
Recorded: August 6, 2002
Auditor's No.: 200208060085
Regarding: Protected Critical Area Easement Agreement

8. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: June 21, 2005
Recording No.: 200506210025

9. Skagit County Permit Center - On-Site Sewage System Operation and Maintenance Agreement and the terms and conditions thereof

Recording Date: August 4, 2006
Recording No.: 200608040030

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Elk Haven Community Association.
12. Assessments, if any, levied by Elk Haven Water System Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

