

When recorded return to:
Thomas G. King and Tricia A. Henrickson
18608 Blackberry Lane
Mount Vernon, WA 98274



201404110106
Skagit County Auditor \$76.00
4/11/2014 Page 1 of 5 3:28PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021076

CHICAGO TITLE
620021076

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gene Littleton and Joan Littleton, husband and wife AND **
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Thomas G. King and Tricia A. Henrickson, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 94-003, approved April 26, 1995, and recorded May 4, 1995, in Volume 11 of Short Plats, pages 198 and 199, under Auditor's File No. 9505040047, records of Skagit County, Washington; being a portion of Government Lot 2 of Section 1, Township 33 North, Range 4 East; and Lots 72 and 73, First Addition to Big Lake Waterfront Tracts, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

*Gene and Joan Littleton, as Trustees of the Gene and Joan Littleton Family Trust and/or Littleton Revocable Family Trust

Tax Parcel Number(s): P106623 / 330401-4-002-0700

Subject to:

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

Dated: April 9, 2014

Gene Littleton

Joan Littleton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 1166
APR 11 2014

Amount Paid \$ 3992.²⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Gene Littleton AND Joan Littleton
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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4-10-14

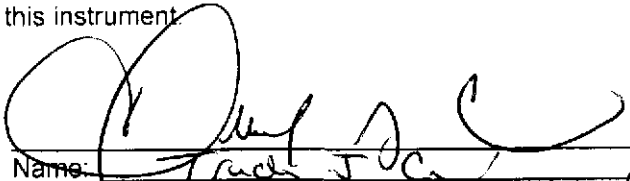

Name: Tracy J. C.
Notary Public in and for the State of Washington
Residing at: Skagit
My appointment expires: 1-19-15



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 13, 1982
Auditor's No(s): 8205130073, records of Skagit County, Washington
In favor of: Lyle E. Ochs and Lucille H. Ochs, husband and wife and Sheridan A. Martin and Veronica A. Martin, husband and wife
For: Road purposes
Affects: A portion of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 21, 1993
Auditor's No(s): 9312210113, records of Skagit County, Washington
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife; and Langus Homes, Inc., a Washington corporation
For: As described herein
Affects: A non-exclusive easement 60 feet in width for ingress, egress and utilities
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 3, 1994
Auditor's No(s): 9411030049, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1:

All streets, road rights-of-way, ingress, egress and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (when said streets and roads 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 spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way and ingress, egress and utility easements.

Easement No. 3:

A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the South line of the above described property that is 321.84 feet West of the Southeast corner thereof; Thence North 31°43'13" West, a distance of 305.00 feet to the point of beginning; Thence North 75° East, a distance of approximately 215.00 feet to the West line of the above described property and the terminus.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 21, 1995
Auditor's No(s): 9504210125, records of Skagit County, Washington
In favor of: Langus Homes, Inc.
For: John D. Maddux, et al
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 10, 1996
Auditor's No(s): 9609100070, records of Skagit County, Washington
In favor of: Keith S. Johnson
For: Ingress, egress and utilities
Affects: A portion of said premises and other property

6. Easement delineated on the face of said short plat;



201404110106

EXHIBIT "A"

Exceptions (continued)

For: Ingress, egress and utilities
Affects: Blackberry Lane

7. 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 said covenant or restriction is permitted by applicable law, as set forth on **Skagit County Short Plat No. 94-003:**

Recording No: 9505040047

8. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: May 21, 1954

Auditor's No.: 501861, records of Skagit County, Washington

Executed By: Bingham Investment Co., a Washington corporation

As Follows: Excepting and reserving unto the party of the first part, 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 for and mining or otherwise extracting and carrying away the same.

9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: June 8, 1955

Auditor's No.: 520153, records of Skagit County, Washington

Executed By: Associated Lumber Mills, Inc.

As Follows: Excepting and reserving unto the first party, 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 for and mining or otherwise extracting and carrying away the same.

10. Declaration of Homeowner's Association and the terms and conditions thereof;

Dated: April 21, 1995

Recorded: April 21, 1995

Auditor's File No.: 9504210126, records of Skagit County, Washington

Declarant: Langus Homes, Inc.

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 21, 1995

Auditor's No(s): 9504210126, records of Skagit County, Washington

Imposed By: Langus Homeowners' Association, Inc..

12. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 8, 1999

Auditor's No(s): 9904080015, records of Skagit County, Washington

In favor of: Gary Lohman DBA ITC and/or Assigns

For: Ingress, egress and utilities



201404110106

EXHIBIT "A"

Exceptions (continued)

Affects: A 20 foot strip of land in the Southeasterly portion of said premises

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1 of Skagit County, Washington
Purpose:	Access and utility
Recording Date:	April 9, 2010
Recording No.:	201004090074
Affects:	Said premises

14. Assessments, if any, levied by Langus Homeowners' Association, Inc..

15. City, county or local improvement district assessments, if any.

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.



201404110106