



201408150095

Skagit County Auditor

\$76.00

8/15/2014 Page

1 of

5 3:54PM

When recorded return to:

Craig Hockett and Rebecca Hockett
302 Longtime Lane
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021974

CHICAGO TITLE 620021974**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael James Petker, an unmarried man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Craig Hockett and Rebecca Hockett, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): LOTS 1, 2 AND TRACT X CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-1-08
AND PTN TRACT A ANKNEY HEIGHTS

Tax Parcel Number(s): P118259 / 4779-000-014-0000, P130238 / 4779-000-013-0100

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620021974, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "B".

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: August 14, 2014

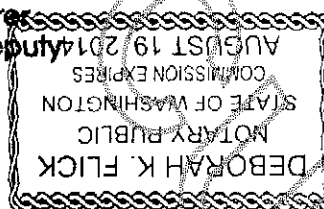
2014 2981

AUG 15 2014

Michael J Petker
Michael James Petker

Amount Paid \$ 7,231.⁸⁰

Skagit Co. Treasurer
By *nam* Deputy



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Michael James Petker 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: 8/15/2014

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arbuton WA
My appointment expires: 8/19/14

EXHIBIT "A"
Legal Description

Lots 1, 2 and Tract X, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-1-08, recorded September 7, 2010 under Auditor's File No. 201009070254, records of Skagit County, Washington.

TOGETHER WITH an undivided 50% interest in Tract A, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded under Auditor's File No. 200108230090, records of Skagit County, Washington.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 3, 1955
Auditor's No.: 525232, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 18, 1960
Auditor's No.: 599945, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 7, 1979
Auditor's No.: 7908070035, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13

Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.
4. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;
For: Utilities
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
5. Easement, including the terms and conditions thereof, conveyed by instrument;
Dated: May 21, 1992
Recorded: May 29, 1992
Auditor's No.: 9205290074, records of Skagit County, Washington
Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington
For: Utilities
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 25, 1992
Auditor's No.: 9206250091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of said premises and other property
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 20, 2001
Auditor's No(s): 200102200088, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

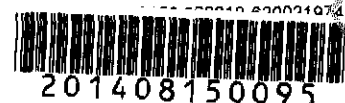


EXHIBIT "B"

Exceptions (continued)

8. 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 PLAT OF ANKNEY HEIGHTS:

Recording No: 200108230090

9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;

Recorded: May 29, 1992

Auditor's No.: 9205290075, records of Skagit County, Washington

Executed By: Virginia Ankney also known as Ginny Ankney

As Follows: The property described in Exhibit "A" will be combined or aggregated with contiguous property owned by grantee, and this boundary adjustment is not for the purpose of creating an additional building lot

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law,

Recorded: August 10, 2001

Auditor's No(s): 200108100314, records of Skagit County, Washington

Executed By: LRDTD Johnson Partnership

AMENDED by instrument(s):

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

Auditor's No(s): 200201310042, 200211270215, 200406250159, and 200411150148, records of Skagit County, Washington

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

Recorded: August 10, 2001

Auditor's No(s): 200108100314, records of Skagit County, Washington

12. 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 City of Sedro-Woolley Short Plat No. SP-1-08:

Recording No: 201009070254

13. Declaration of Access and Utility Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: September 7, 2010

Recording No.: 201009070255

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

15. Assessments, if any, levied by City of Sedro-Woolley.

16. Assessments, if any, levied by Ankney Heights Homeowner's Association.



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EXHIBIT "B"

Exceptions
(continued)

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.



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