

When recorded return to:
Charles M. Drackett, Jr., Trustee
Charles M. Drackett, Jr. Trust, dated 2/28/85
100 Riverside Place #1004
Covington, KY 41011



201501090059
Skagit County Auditor \$73.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022945

CHICAGO TITLE
620022945

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kees Hofman, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Charles M. Drackett, Jr., Trustee of the Charles M.
Drackett Trust, dated February 28, 1985
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 90-40, as approved August 20, 1990, and recorded
August 23, 1990, in Volume 9 of Short Plats, page 258, under Auditor's File No. 9008230031 and
amended by Auditor's File No. 9312100123, records of Skagit County, Washington, being a portion
of the Southwest Quarter of Section 32, Township 35 North, Range 4 East of the Willamette
Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P90453 / 350332-0-028-0204

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022945, Schedule B, Special Exception, which are attached hereto
and made a part hereof.

Dated: January 7, 2015

Kees Hofman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201582
JAN 09 2015

State of Washington
County Skagit of Skagit

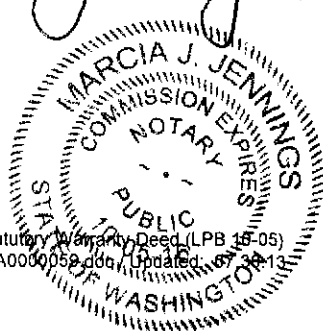
Amount Paid \$ 4,277.⁰⁰
Skagit Co. Treasurer
By Man Deputy

I certify that I know or have satisfactory evidence that

Kees Hofman

he 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 January 8, 2015



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 90-40:

Recording No: 9008230031

2. Affidavit by Kenneth N. Meyer and Mary O. Meyer;
Recorded: September 14, 1992
Auditor's No(s): 9209140140, records of Skagit County, Washington
As follows:

On the face of said Short Plat, under Note 2, is the following:

"All maintenance and construction of private roads are the responsibility of the homeowners assoc. with lot owners as members."

Said Note does not reflect the true wishes of the undersigned as it was never their intent to form a homeowners association, nor has one been formed to date.

Therefore, the undersigned, as the creators or platfords of the property above described hereby eliminate Note 2 and replace it with the following:

"All maintenance and construction of private roads are the responsibility of the individual lot owners in direct proportion to the usage thereof."

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SURVEY AMENDING SKAGIT COUNTY SHORT PLAT NO. 90-40:

Recording No: 9312100123

4. City, county or local improvement district assessments, if any.
5. 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.



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Skagit County Auditor

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