



201504030073

Skagit County Auditor

\$74.00

4/3/2015 Page

1 of

3 2:36PM

When recorded return to:

Stuart J. Kranick and Nomi K. Kranick
23403 Avalon Hideaway *RD*
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022633

CHICAGO TITLE
620022633

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey L. Horn and Deanne M. Horn, each as their separate estates
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stuart J. Kranick and Nomi K. Kranick, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The North Half of the Southeast Quarter of the Northwest Quarter of Section 32, Township 33
North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities over portions of Sections 29, 30, 31 and 32,
Township 33 North, Range 5 East of the Willamette Meridian, as described in Auditor's File No.
8807130037, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P111571 / 330532-2-003-0500, P18371 / 330532-2-003-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151061
APR 03 2015

Amount Paid \$ *5,576.40*
Skagit Co. Treasurer
By *unam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2015

Jeffrey L. Horn 04.02.15
Jeffrey L. Horn

Deanne M. Horn 04.02.15
Deanne M. Horn

State of Washington

COVINGTON COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Jeffrey L. Horn and Deanne M. Horn
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: ~~March~~ ^{APR} April 2, 2015

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Stanwood
My appointment expires: 9-01-2018

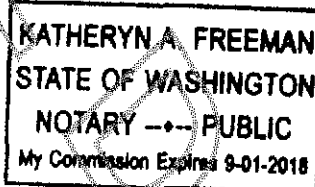


EXHIBIT "A"
Exceptions

1. Statement of Claim to Mineral Interests;
Recorded: December 20, 1898
Auditor's No.: 29453, records of Skagit County, Washington
Claimant: Union Lumber Company
As Follows: All coal and other minerals with the right to remove the same
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 19, 1924
Auditor's No(s): 175151, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 2, 1987
Auditor's No.: 8709020070, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: West 80 feet of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 4, 1987
Recording No.: 8711040044
5. Conditional Easement Agreement and the terms and conditions thereof

Recording Date: July 13, 1988
Recording No.: 8807130037
6. Terms, conditions, and restrictions of that instrument entitled Forest Designation Title Notification;
Recorded: December 12, 1996
Auditor's No(s): 9612120033, records of Skagit County, Washington
7. Easement delineated on the face of said Assessor's Map;
For: Northwest Pipeline
Affects: Portion of said premises
8. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: August 2, 1999
Recording No.: 199908020063

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
9. City, county or local improvement district assessments, if any.