



201504060131

Skagit County Auditor

\$74.00

4/6/2015 Page

1 of

3

1:38PM

When recorded return to:

David A. Hodgson and Mary E. Hodgson
1911 South 18th Street
Mount Vernon, WA 98274

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023495

CHICAGO TITLE**620023495****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tyrel C. Sullivan and Ivelise Sullivan, 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 David A. Hodgson and Mary E. Hodgson, husband and wife

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

Lot 4, Amended Plat of Red Hawk Estates, according to the plat thereof, recorded July 26, 2005,
under Auditor's File No. 200507260199, records of Skagit County, Washington.

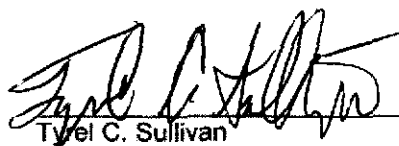
Situate in Skagit County, Washington


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

Subject to Covenants, conditions, restrictions and easements of record per attached exhibit
"A"

Tax Parcel Number(s): P116862, 4754-000-004-0000

Dated: March 30, 2015


Tyrel C. Sullivan


Ivelise Sullivan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX20151075
APR 06 2015

Amount Paid \$ 5256.00
Skagit Co. Treasurer
By MS Deputy

STATUTORY WARRANTY DEED

(continued)

State of Alaska

3rd Judicial Dist of N/A

I certify that I know or have satisfactory evidence that

Tyrel C. Sullivan & Ivelise Sullivan

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: 4/2/2015

Linda J. Russell
Name: Linda J. Russell
Notary Public in and for the State of AK
Residing at: Anchorage, AK
My appointment expires: 5/28/17

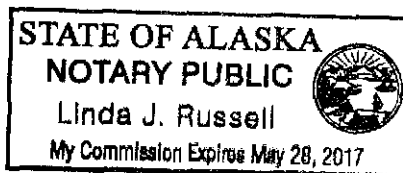


EXHIBIT "A"

Exceptions

1. 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
Recording Date: February 3, 1998
Recording No.: 9802030011
2. 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 **PLAT OF RED HAWK ESTATES:**

Recording No: 200005310116
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 **PLAT AMENDMENT TO RED HAWK ESTATES:**

Recording No: 200507260199
4. Skagit County Planning and Development Services Plat of Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: July 26, 2005
Recording No.: 200507260200
5. Covenants, conditions, restrictions 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: May 3, 2006
Recording No.: 200605030006
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Red Hawk Estates Community Association
Recording Date: May 3, 2006
Recording No.: 200605030006
7. Covenants, conditions and restrictions 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: December 14, 2007
Recording No.: 200712140079
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Red Hawk Estates Community Association.