

When recorded return to:  
Robert Therkelsen and Mary Therkelsen  
PO Box 104  
Bow, WA 98232



201506050076

Skagit County Auditor  
6/5/2015 Page

\$75.00  
1 of 4 11:55AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024264

CHICAGO TITLE

620024264

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Cocchi and Raven Cocchi, 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 Robert Therkelsen and Mary Therkelsen, 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): 3 SKAGIT COUNTY SHORT PLAT NO. 94-043 AND PTN LOT 3 SURVEY AF NO.  
8511150015

Tax Parcel Number(s): P106719 / 360418-1-020-0100

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 1, 2015

James A. Cocchi  
James A. Cocchi

Raven Cocchi  
Raven Cocchi

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 2060  
JUN 05 2015

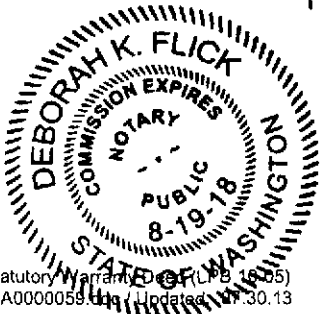
Amount Paid \$ 3031.00  
Skagit Co. Treasurer  
By H B Deputy

State of Washington

County of Washington

I certify that I know or have satisfactory evidence that James A. Cocchi and Raven Cocchi, 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: June 2, 2015



Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 8/19/18

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P106719 / 360418-1-020-0100**

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Tract 3, SKAGIT COUNTY SHORT PLAT NO. 94-043, approved November 23, 1994, and recorded November 23, 1994, in Volume 11 of Short Plats, page 148, under Auditor's File No. 9411230094, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East of the Willamette Meridian.

TOGETHER with that portion of the Southwest Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract 3 of Survey recorded on November 15, 1985, under Auditor's File No. 8511150015;

Thence South 0 degrees 29'29" West along the East line of Tract 3, a distance of 520.45 feet to the Southeast corner of said Tract 3;

Thence North 87 degrees 52'25" West along the South line of said Tract 3 a distance of 570.84 feet, more or less, to the centerline of Friday Creek;

Thence Northwesterly along said centerline of Friday Creek a distance of 640 feet, more or less, to a point on the North line of said Tract 3 bearing North 87 degrees 52'25" West from the point of beginning;

Thence South 87 degrees 52'25" East along the North line of said Tract 3 a distance of 842.9 feet, more or less to the point of beginning.

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  
Recorded: April 30, 1962  
Auditor's No.: 620884, records of Skagit County, Washington  
To: State of Washington
2. 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: June 8, 1962  
Recording No.: 622668  
Affects: The extent and exact location of said easement not disclosed of record.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Brett A. Hanson  
Purpose: Sewer line  
Recording Date: April 1, 1993  
Recording No.: 9304010100
4. Low Flow Mitigation Summary and the terms and conditions thereof:  
  
Recording Date: June 8, 2005  
Recording No.: 200506080064
5. 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:  
  
Recording No: 8511150015 being a revision of 8509090048
6. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: June 30, 1925  
Auditor's No(s): 185340, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Note: Exact location and extent of easement is undisclosed of record.
7. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: June 8, 1962  
Auditor's No(s): 622668, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
The legal description contained in said easement is not sufficient to determine its exact location within said premises.
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

## EXHIBIT "B"

### Exceptions (continued)

9. 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. 94-043:

Recording No.: 9411230094

10. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: November 21, 2013

Recording No.: 201311210065

11. Record of Survey

Recording Date: December 13, 2013

Recording No.: 201312130056

12. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: March 10, 2015

Recording No.: 201503100056

13. Surface Water Source Limited Mitigation Summary and the terms and conditions thereof:

Recording Date: March 30, 2015

Recording No.: 201503300133

14. Lot of Record Certification and the terms and conditions thereof:

Recording Date: May 12, 2015

Recording No.: 201505120113

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

16. Grantor(s) further covenant(s) and agree(s) that there will be no natural resource extracation from the subject property for commercial or secondary sale, including but not limited to timber, over the life of the loan secured by the Deed of Trust dated June 1, 2015, until reconveyed.

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.