



201507010094

When recorded return to:  
Michael Hegwood and Leah Hegwood  
17767 West Big Lake Blvd  
Mount Vernon, WA 98274

Skagit County Auditor \$75.00  
7/1/2015 Page 1 of 4 3:57PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023981

CHICAGO TITLE

620023981

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lohink LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael Hegwood and Leah Hegwood, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

**PARCEL A:**

Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL06-0430, approved June 22, 2007 and recorded  
June 27, 2007 under Auditor's File No. 200706270177, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress and utilities as delineated on the face of SKAGIT COUNTY  
SHORT PLAT NO. PL06-0430, approved June 22, 2007 and recorded June 27, 2007 under  
Auditor's File No. 200706270177, records of Skagit County, Washington, as Ascension Way.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126365 / 340425-1-001-0600,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620023981, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: June 30, 2015

**Lohink LLC, a Washington limited liability company**

BY: 

Michael J. Spink, Member

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20152524

JUL 1 2015

Amount Paid \$ 2052.<sup>00</sup>  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED

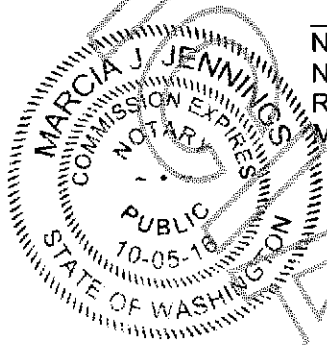
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Michael J. Spink

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of LOHINK LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 30, 2015



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

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Terms and condition contained in deed  
Recording Date: August 31, 1979  
Recording No.: 7908310024
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 4, 1980  
Auditor's No(s): 8002040045, records of Skagit County, Washington  
In favor of:  
Owners of Tracts A - D SP#23-80; Owners of Tracts A - D SP#24-80; and Owners of Tracts 1, 2, 3 and 4 of Survey recorded in Volume 4, pages 56 - 61, Puget Sound Power and Light Co., Continental Telephone Company of the Northwest, Skagit County Public Utility District No. 1, and Big Lake Sewer District No. 1  
For:  
Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities, and for construction, operation and maintenance of a sanitary sewer main and appurtenances, purposes necessary and related thereto  
AMENDED by instrument(s):  
Recorded: August 21, 1990 and September 12, 1990  
Auditor's No(s): 9008210019 and 9009120015, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 10, 1982  
Auditor's No(s): 8212100052, records of Skagit County, Washington  
In favor of: Present and future owners of various parcels  
For: Ingress, egress, drainage and utilities  
Affects: Said premises and other property
4. 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 The Uplands:  
Recording No: 8212140014
5. Declaration of Easements, Covenants and Road Maintenance Agreement and the terms and conditions thereof  
Recording Date: December 6, 1984  
Recording No.: 8412060043
6. Terms and conditions of Boundary Line Adjustment Quit Claim Deeds  
Recording Date: May 19, 2006  
Recording No.: 200605190041 and 200605190042  
Said documents are re-recording of 200604030170 and 200604030171
7. Lot of Record Certification after boundary line adjustment and the terms and conditions thereof  
Recording Date: June 5, 2006  
Recording No.: 200606050167
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 19, 2007  
Recording No.: 200703190209  
Affects: Said premises and other property
9. TRD1000 Maintenance Agreement Contract and the terms and conditions thereof  
Recording Date: March 23, 2007  
Recording No.: 200703230118
10. 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,

## SCHEDULE "B"

### Exceptions (continued)

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. PL06-0430:

Recording No: 200706270177

11. Plat Lot of Record Certification and the terms and conditions thereof  
Recording Date: June 27, 2007  
Recording No.: 200706270178
12. Protected Critical Area Agreement and the terms and conditions thereof  
Recording Date: June 27, 2007  
Recording No.: 200706270179
13. Private Roadway Maintenance Declaration and the terms and conditions thereof  
Recording Date: June 27, 2007  
Recording No.: 200706270180
14. View Easement Agreement and the terms and conditions thereof  
Recording Date: June 27, 2007  
Recording No.: 200706270182 and 6200706270183
15. 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 30, 2010  
Recording No.: 201012300121  
  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: July 15, 2014  
Recording No.: 201407150044
16. Assessments, if any, levied by Skagit County Sewer District.
17. Assessments, if any, levied by Uplands Road Maintenance.
18. City, county or local improvement district assessments, if any.

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.