

When recorded return to:

~~Frederick H. Higgins~~ Fredrick H. Higgins
11562 Farm to Market Road
Mount Vernon, WA 98273



201507020152

Skagit County Auditor

\$74.00

7/2/2015 Page

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3 3:27PM

Filed for record at the request of:

TICOR TITLE COMPANY

2825 Colby Ave, Ste. 300
Everett, WA 98201

Escrow No.: OC70021123

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary F. Babcock, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

~~Frederick~~
in hand paid, conveys, and warrants to ~~Frederick~~ H. Higgins and Patricia J. Higgins, husband and wife

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

Lot 2, of SKAGIT COUNTY SHORT PLAT NO. 96-0036, as approved June 29, 1999 and recorded July 2, 1999, in Volume 14 of Short Plats, page 37, under Auditor's File No. 9907020065, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXCEPTIONS: See Attached legal exhibit "A" attached hereto and made part of by this reference.

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

Tax Parcel Number(s): P115477/350332-4-001-0500

Dated: July 1, 2015

Gary F. Babcock

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152556

JUL 02 2015

Amount Paid \$ 7,657.²²

Skagit Co. Treasurer

By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Gary F Babcock
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: 7-1-15

[Signature]
Name: Tony Howes
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 2-28-18

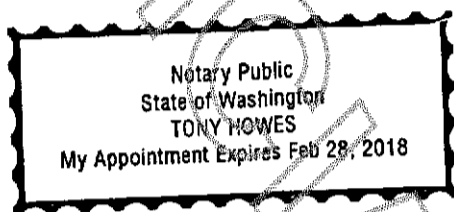


EXHIBIT "A" EXCEPTIONS

Order No.: OC70021123

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 20, 1994
Auditor's No(s): 9404200065, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The East 15 feet of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 26, 1990
Auditor's No(s): 9003260087, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The East 27 feet of said premises
3. Agreement, including the terms and conditions thereof, entered into;
By: Kevin Moore
And Between: Skagit County
Recorded: October 17, 1986
Auditor's No. 8610179077, records of Skagit County, Washington
Providing: Mound fill system

NOTE: This agreement supersedes and replaces The Sand Filter Conditional Agreement under Auditor's File No. 8604280001, records of Skagit County, Washington.
4. Terms, conditions, and restrictions of that instrument entitled Findings of Fact and Entry of Order No. SP#89 037.ORD;
Recorded: January 9, 1990
Auditor's No(s): 9001090022, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 14, 2005
Auditor's No(s): 200512140070, records of Skagit County, Washington
In favor of: Port of Skagit County
For: Avigation
6. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: November 7, 2005
Recording No.: 200511070001
7. 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. 96-0036:

Recording No: 9907020065