



When recorded return to:  
Bradley L. Forkner and Terra M. Forkner  
68 Kalama Place  
La Conner, WA 98257

Skagit County Auditor \$74.00  
9/2/2015 Page 1 of 3 1:32PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024605

CHICAGO TITLE  
620024605

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony Harold Wuerfel and Danielle Noelle D. Wuerfel, 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 Bradley L. Forkner and Terra M. Forkner, husband and wife

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

Lot 1, AMENDED PLAT OF RED HAWK ESTATES, recorded July 26, 2005 under Auditor's File  
No. 200507260199, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P116859/4754-000-001-0000

Subject to:

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

Dated: August 20, 2015

Anthony Harold Wuerfel  
Anthony Harold Wuerfel

Danielle-Noelle D. Wuerfel  
Danielle Noelle D. Wuerfel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20153542  
SEP 02 2015

Amount Paid \$ 5,327.<sup>20</sup>  
Skagit Co. Treasurer  
By mem Deputy

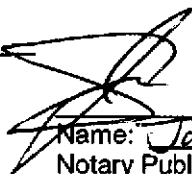
STATUTORY WARRANTY DEED

(continued)

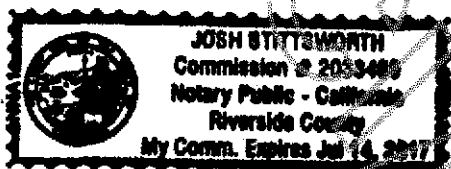
State of California  
County of Orange

I certify that I know or have satisfactory evidence that Anthony Harold Wuerfel and Danielle Noelle D. Wuerfel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-26-2015



Name: Josh Stittsworth  
Notary Public in and for the State of California  
Residing at: Tustin, CA  
My appointment expires: 7-14-2017



**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 3, 1998  
Auditor's No(s).: 9802030011, 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: As constructed
2. 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 RED HAWK ESTATES AND AMENDED PLAT OF RED HAWK ESTATES:  
  
Recording No: 200005310116 and 200507260199
3. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat of Lot of Record Certification;  
Recorded: July 26, 2005  
Auditor's No(s).: 200507260200, records of Skagit County, Washington
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: May 3, 2006  
Auditor's No(s).: 200605030006, records of Skagit County, Washington  
Executed By: Red Hawk Estates, LLC
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 3, 2006  
Auditor's No(s).: 200605030006, records of Skagit County, Washington  
Imposed By: Red Hawk Estates Community Association
6. Dues, Charges & Assessments, if any, levied by Red Hawk Estates Community Association.
7. City, county or local improvement district assessments, if any.