



201601060063

Skagit County Auditor  
1/6/2016 Page

\$76.00  
1 of 4 3:30PM

When recorded return to:  
Thomas B. Simmons and Annemarie H. Simmons  
26225 Jusjay Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021420

CHICAGO TITLE  
**620021420 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ron F Barton and Donna J Barton, 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 Annemarie H Simmons and Thomas B Simmons, a married couple

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

Lot 14, Elk Haven Estates as recorded August 6, 2002, under Auditor's File No. 200208060083 records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P119393 / 4797-000-014-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201635  
JAN 06 2016

Amount Paid \$ 6,411.22  
Skagit Co. Treasurer  
By *Chad* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: January 4, 2016

Ron F Barton  
Ron F Barton

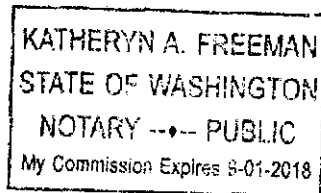
Donna J Barton  
Donna J Barton

State of Washington  
\_\_\_\_\_ COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that  
Ron F Barton Donna J Barton  
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: January 6, 2016

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish Co.  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107495, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
2. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

We have made no determination as to the current ownership of said reservation.
3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:
  - a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
  - b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
  - c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.
4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: July 12, 1999  
Recorded: August 12, 1999  
Auditor's No: 199908120015  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected:

The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M. lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.
5. 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,

## EXHIBIT "A"

### Exceptions (continued)

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 **ELK HAVEN ESTATES:**

Recording No: 200208060083

6. Covenants, conditions, restrictions, assessments 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: August 6, 2002

Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006 and July 9, 2009

Recording No.: 200602220047 and 200907090089

7. Agreement, including the terms and conditions thereof; entered into;  
By: Ronald F. Barton  
And Between: Skagit County Health Dept.  
Recorded: July 12, 2005  
Auditor's No.: 200507120123, records of Skagit County, Washington  
Providing: Aerobic Treatment Unit Service Agreement
8. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Agreement;  
Recorded: August 6, 2002  
Auditor's No(s): 200208060085, records of Skagit County, Washington
9. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;  
Recorded: June 30, 2005  
Auditor's No(s): 200506300148, records of Skagit County, Washington
10. Assessments, if any, levied by Elk Haven Community Association.
11. Assessments, if any, levied by Elk Haven Water System Association.

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.