



201603090039

Skagit County Auditor

\$78.00

3/9/2016 Page

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6 1:39PM

When recorded return to:
 Ron Cork and Lora Cork
 20392 Aliston Lane
 Burlington, WA 98233

Recorded at the request of:
 Guardian Northwest Title
 File Number: 109829

Statutory Warranty Deed

THE GRANTOR Charles D. Dralle, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ron Cork and Lora Cork, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 10 and 11 Trumpeter Heights

Tax Parcel Number(s): P125929, 4919-000-010-0000, P125930, 4919-000-011-0000

Parcel A:

Lots 10 and 11, TRUMPETER HEIGHTS, according to the plat thereof, recorded February 5, 2007, under Auditor's File No. 200702050117, records of Skagit County, Washington.

Parcel B:

An easement for ingress, egress and utilities as delineated on the face of TRUMPETER HEIGHTS, according to the plat thereof, recorded February 5, 2007, under Auditor's File No. 200702050117, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3/09/2016

Charles D. Dralle
 Charles D. Dralle

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2016 755
 MAR 09 2016

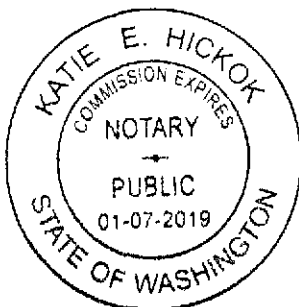
Amount Paid \$ 3209.⁰⁰
 Skagit Co. Treasurer
 By Man Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles D. Dralle, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

3-8-16



Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Waharoon

My appointment expires: 1/07/2019

Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Corporation
Dated: July 11, 1924
Recorded: September 26, 1924
Auditor's No.: 177540 (Volume 133 of Deeds, page 607 & 608)
Purpose: To construct, erect, alter, improve, repair, operate and maintain electric transmission lines, together with appurtenances thereto
Affects: Easement

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Dated: September 13, 1956
Recorded: September 14, 1956
Auditor's No.: 541496
Purpose: Oil and gas pipeline
Area Affected: Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Dated: September 13, 1956
Recorded: September 14, 1956
Auditor's No.: 541505
Purpose: Oil and gas pipeline
Area Affected: Southeast 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 25, 1957
Recorded: November 6, 1957
Auditor's No.: 558163
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: A 75 foot wide strip across the Easterly side of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: February 24, 1961
Recorded: February 27, 1961
Auditor's No.: 604619
Purpose: Water pipelines
Area Affected: Portion of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: December 13, 1966
Recorded: December 21, 1966
Auditor's No.: 692443
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: Southeast 1/4 of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 83-77 Revised
Recorded: September 5, 1979
Auditor's No.: 7909050004

H. Agreed Judgment, filed on March 18, 1996 under case no. 94-2-01304-4; said agreement was recorded as document entitled Agreement and Easement for Road and Utilities, on March 18, 1996, under Auditor's File No. 9603180066.

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: October 19, 1999
Recorded: October 26, 1999
Auditor's No.: 199910260021
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for transmission, distribution and sale of electricity
Area Affected: Exact location not disclosed

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 96-055
Recorded: January 11, 2000
Auditor's No.: 200001110050

Said instrument was modified by instrument recorded under Auditor's File No. 200006230059.

K. TERMS AND CONDITIONS OF ROAD MAINTENANCE AGREEMENT:

Dated: January 3, 2000
Recorded: January 11, 2000
Auditor's No.: 200001110051

L. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: August 17, 1999
Recorded: January 19, 2000
Auditor's No.: 200001190109
Affects: Portion of the subject property

Agreement concerning conditions was recorded under Auditor's File No. 200005170011.

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Puget Sound Energy, Inc.
And: Charles D. Dralle
Dated: January 25, 2000
Recorded: February 2, 2000
Auditor's No.: 200002020032
Regarding: Consent for use of Puget Sound Energy Transmission Line Right-of-way

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert Boyd
Recorded: April 4, 2000
Auditor's No.: 200004040078
Purpose: Ingress, egress and utilities
Area Affected: Portion of the subject property

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a Municipal Corporation
Recorded: May 16, 2000
Auditor's No.: 200005160023
Purpose: Water pipeline easement
Area Affected: Portion of the subject property

P. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 18, 2004
Auditor's No.: 200411180009
Regarding: Development Activities On or Adjacent to Designated
Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Q. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power &
Light Co.
Dated: June 7, 2006
Recorded: June 19, 2006
Auditor's No.: 200606190191
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines and related facilities.

R. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Trumpeter Heights
Recorded: February 5, 2007
Auditor's No.: 200702050117

S. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 5, 2007
Auditor's No.: 200702050118

T. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 5, 2007
Auditor's No.: 200702050119
Regarding: Protected Critical Area Easement (PCA)

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

U. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: February 5, 2007
Auditor's No. 200702050120
Purpose: Resource Land Easement
Area Affected: Subject property and other property