



201604270070

Skagit County Auditor \$74.00  
4/27/2016 Page 1 of 2 1:56PM

When recorded return to:

Cheryl Wipf and Samuel P. Wipf  
1132 Chestnut Street  
Everett, WA 98201

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Robert E. Hawk and Michelle M. Hawk, husband and wife and Traci L. Cypher, a married woman, as her separate estate**

for and in consideration of \$10.00 and good and other valuable considerations in hand paid, conveys, and warrants to Samuel P. Wipf and Cheryl Wipf, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of Sedro-Woolley Short Plat No. 10-96, approved July 19, 1997, recorded July 29, 1997 in Book 13 of Short Plats, pages 27 and 28, under Auditor's File No. 9707290102, records of Skagit County, Washington, and being a portion of Lots 13 and 14, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington. TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities, over and across Tract "A" (Hyatt Street), as shown on the face of said Short Plat.

Abbreviated Legal:  
Subject to Schedule B attached hereto and made a part hereof

Tax Parcel Number(s): P111798 4169-0025-013-0100

*Land Title and Escrow*

#154857-0

Dated: April 22, 2016

*Robert E. Hawk*

Robert E. Hawk

*Traci L. Cypher*

Traci L. Cypher SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161585  
APR 27 2016

*Michelle M. Hawk*

Michelle M. Hawk

State of Washington  
County of Snohomish

Amount Paid \$ 5022.82  
Skagit Co. Treasurer  
By *nam* Deputy

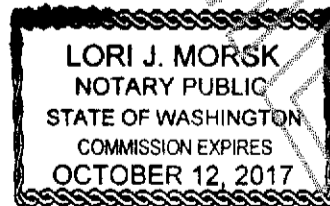
I certify that I know or have satisfactory evidence that Robert E Hawk and Michelle M Hawk and Traci L Cypher (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/25/2016

*Lori J. Morsk*

Notary Public in and for the State of Washington

My appointment expires: 10/12/17



EXCEPTIONS:

A. NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:

Between:	Skagit County
And:	Grover Lee Anderson
Recorded:	September 17, 1984
Auditor's File No.:	8409170016

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	City of Sedro Woolley Sub-Flood Control
Purpose:	Flood control and drainage and to excavate, construct, maintain and operate an open ditch for the conveyance of storm water
Dated:	July 23, 1985
Recorded:	July 26, 1985
Auditor's No.:	8507260003

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Brian Hanson and Darlene Hanson, husband and wife; Gary L. Hanson and Linda Hanson, husband and wife, their heirs, successors and assigns
Purpose:	A non-exclusive easement for drainage and utilities
Dated:	May 21, 1997
Recorded:	May 28, 1997
Auditor's No.:	9705280114

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Joseph K. Scronce and Rhonda L. Scronce, husband and wife, their heirs, successors and assigns
Purpose:	A non-exclusive easement for drainage and utilities
Dated:	May 21, 1997
Recorded:	May 28, 1997
Auditor's No.:	9705280115

E. MATTERS DISCLOSED BY RECORD OF SURVEY:

Short Plat No.:	SW-10-96
Recorded:	July 29, 1997
Auditor's File No.:	9707290102