

**When recorded return to:**

William Peckinpaugh and Carol L. Peckinpaugh  
1242 Hillcrest Drive  
Burlington, WA 98233



201605230182

Skagit County Auditor

\$77.00

5/23/2016 Page

1 of

5 3:36PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026981

**CHICAGO TITLE**  
020026981

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffery Howe and Kathryn Howe, 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 William Peckinpaugh and Carol L. Peckinpaugh, a married couple

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

Lot 8, PLAT OF TINAS COMA, according to the plat thereof recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 9, PLAT OF TINAS COMA, according to the plat thereof recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 9;  
Thence South 0°23'58" West along the East line thereof 10.00 feet;  
Thence South 89°33'49" West 198.03 feet;  
Thence North 0°23'58" East 1.99 feet;  
Thence South 88°16'23" West 88.42 feet, more or less, to the original Northerly line of said Lot 9;  
Thence North 67°23'21" East along said Northerly line 26.50 feet;  
Thence North 89°33'49" East 262.06 feet to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P117043 / 4755-000-008-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20162042

MAY 23 2016

Amount Paid \$ 11,397.<sup>00</sup>

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 19, 2016

Jeffery Howe  
Jeffery Howe

Kathryn Howe  
Kathryn Howe

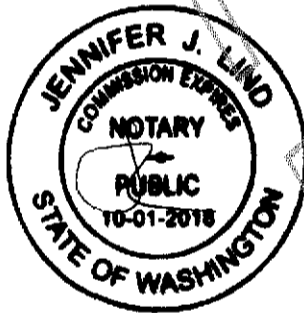
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Jeffery Howe and Kathryn Howe  
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: 5-20-16

Jennifer J. Lind  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 10-01-18



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: Not Disclosed  
Auditor's No(s): 92101, records of Skagit County, Washington  
In favor of: W.R. Morgan  
For: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress  
Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of said Lot 21

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: March 21, 1962  
Auditor's No(s): 619347, records of Skagit County, Washington  
In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons  
Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington; Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 3, 1967  
Auditor's No(s): 692899, records of Skagit County, Washington  
In favor of: August Bendtsen  
Purpose and Area Affected:

1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. \_\_\_\_\_ in the office of Skagit County, Washington.

2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.

4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.

5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 6, 1977

## EXHIBIT "A"

### Exceptions (continued)

- Auditor's No(s): 859943, records of Skagit County, Washington  
In favor of: Continental Telephone Company, State of Washington, County of Skagit,  
Nationwide Cablevision, Puget Sound Power and Light  
For: Utility Purposes  
Affects: That part of Anacortes Street which is as it extends between Tracts 21,  
20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 21, 1979  
Auditor's No(s): 7908210054, records of Skagit County, Washington  
In favor of: General Telephone Company of the Northwest, Inc., a Washington  
corporation  
For: Ingress and egress and for AC Power and Telephone Lines
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 25, 1994  
Auditor's No(s): 9410250042, records of Skagit County, Washington  
In favor of: The State of Washington  
Purpose: Easement No. 1: A non exclusive easement for ingress and egress and  
utilities  
Easement No. 2: Easement for clear and open beam paths  
Affects:
- Easement No. 1: Over, under and across the presently existing road which provides  
access to the property above described over adjoining lands or the grantors and any road  
constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the  
existing road leading to and from the public streets of the City of Burlington.
- Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81°  
and 173° true azimuth from an antenna structure located within the property described for the  
transmission and receiving of radio signals.
7. 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 PLAT OF TINAS  
COMA:
- Recording No: 200008110004
8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting  
any covenant, condition or restriction based on race, color, religion, sex, handicap, familial  
status, or national origin unless and only to the extent that said covenant (a) is exempt under  
Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not  
discriminate against handicap persons;  
Recorded: December 29, 1995  
Auditor's No(s): 9512290071, records of Skagit County, Washington  
As Follows:  
Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage  
Northwest, and an area known as the landfill and easements for ingress and egress and  
utilities to these parcels. All of which matters are contained in a document entitled "Burlington  
Hill Agreement" executed contemporaneously with this document
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting  
any covenant, condition or restriction based on race, color, religion, sex, handicap, familial  
status, or national origin unless and only to the extent that said covenant (a) is exempt under  
Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not  
discriminate against handicap persons;  
Recorded: August 24, 2000  
Auditor's No(s): 200008240005, records of Skagit County, Washington  
Executed By: Property Investors, LLC

Modification(s) of said covenants, conditions and restrictions

## EXHIBIT "A"

### Exceptions (continued)

Recording Date: September 2, 2005  
Recording No.: 200509020143

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 24, 2000  
Auditor's No(s): 200008240005, records of Skagit County, Washington  
Imposed By: Tina's Coma Homeowners Association
11. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 24, 2000  
Auditor's No(s): 200008240006, records of Skagit County, Washington  
In favor of: Property Investors, L.L.C., a Washington limited liability company  
For: Ingress, egress and utilities  
Affects: Said premises and other property
12. Covenants, conditions, and restrictions contained in instrument(s), 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: June 30, 2003  
Auditor's No(s): 200306300449, records of Skagit County, Washington  
Executed By: Kenneth L. White and Mary B. Whiton  
As Follows:  
The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Tinas Coma Homeowner's Association.