



201605270136

## WHEN RECORDED RETURN TO:

Name: Yat Ken Lee and Gayle R. Lee  
Address: 23243 Calvary Way  
Mount Vernon, WA 98273

Skagit County Auditor

\$77.00

5/27/2016 Page

1 of

5 1:57PM

CHICAGO TITLE

620026569

Escrow Number: 699554RT

Filed for Record at Request of: Rainier Title, LLC

## STATUTORY WARRANTY DEED

THE GRANTOR(S), Timothy W. Woodmansee and Alexandria L. Woodmansee, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Yat Ken Lee and Gayle R. Lee, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

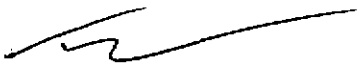
Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL09-0254, approved January 12, 2012 and recorded January 20, 2012 under Auditor's File No. 201201200063, records of Skagit County, Washington.


Situated in Skagit County, Washington.

**Subject to: See attached Exhibit A, which is made a part hereof by this reference.**

Tax Parcel Number(s): P130850 / 340424-3-005-0201

Dated: May 25, 2016

  
Timothy W. Woodmansee

  
Alexandria L. Woodmansee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201605270136

MAY 27 2016

Amount Paid \$ 11,428.15  
Skagit Co. Treasurer  
By *hnm* Deputy


STATE OF Washington

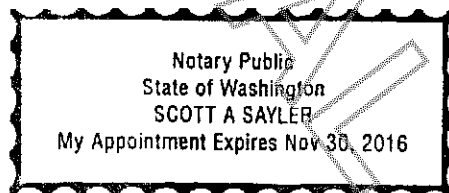
ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Timothy W. Woodmansee and Alexandria L. Woodmansee** is/are the person(s) who appeared before me, and said person acknowledged 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: May 26, 2016

  
Name: Scott A. Saylor  
Notary Public in the State of W.A.  
Residing in Everett  
My Commission Expires: 11/30/16



## Exhibit A

### Subject To:

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 21, 1967

Auditor's No(s): 704645, records of Skagit County, Washington

In favor of: Skagit Valley Telephone Company

For: Telephone lines

Affects: Southeast Quarter of Section 25, Township 34, Range 4 East of the Willamette Meridian and West Half of Section 30, Township 34, Range 5

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 28, 1950

Auditor's No(s): 447615, 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: A 30 foot wide strip of land affecting a portion of subject property

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 20, 1950

Auditor's No(s): 448497, 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: A 30 foot wide strip of land affecting a portion of subject property

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 10, 1982

Auditor's No(s): 8212100052, records of Skagit County, Washington

For: Ingress, egress, drainage and utilities

Affects: A 60 foot wide strip of land

Provision set forth in document dated December 27, 1989 and recorded under Auditor's File No. 9001100116, records of Skagit County, Washington, as follows:

Road that runs through Lot 8 will be moved to conform to lot lines of Lots 2 and 7. Seller agrees to realign the easement road that benefits Tracts 5, 6, 7 and 8, within a period of 24 months.

Declaration of easement, including the terms and provisions thereof:

Recorded: July 10, 1991 and January 31, 2003

Auditor's File No.: 9107100121 and 200301310168, records of Skagit County, Washington

For: Ingress, egress, drainage and utilities

Affects: Over, under, through and across and upon Tracts 1, 4, 5, 6, 7, 10 11 and 13 of Uplands Survey

EXHIBIT "A"  
continued

Terms and conditions of Quit Claim Deed:

Dated: January 29, 2003

Recorded: January 31, 2003

Auditor's File No.: 200301310168, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 7, 2003

Auditor's No(s): 200308070125, records of Skagit County, Washington

In favor of: Gary L. Lohman and Gail Lohman

For and Affects: Well Protection Zone Easement in Tract 5 "Uplands"

Agreement, including the terms and conditions thereof; entered into;

By: Gary Lohman and Gail Lohman

And Between: Owners and future owners Lots 1 and 2 of Short Plat PL-03-0533 and Owners and future owners Lots 1 and 2 of Short Plat PL-03-0174

Recorded: October 30, 2003

Auditor's No.: 200310300117, records of Skagit County, Washington

Providing: Road maintenance agreement

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement Agreement;

Recorded: October 30, 2003

Auditor's No(s): 200310300118 and 200310300120, records of Skagit County, Washington

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 The Uplands:

Recording No: 8212140010

And modified by Affidavit of Correction recorded under Auditor's File No. 8212290015.

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 SKAGIT COUNTY SHORT PLAT NO. PL03-0533:

Recording No: 200310300119

EXHIBIT "A"  
continued

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Easement Agreement and the terms and conditions thereof

Recording Date: December 17, 2010  
Recording No.: 201012170167

Well Easement Covenant and the terms and conditions thereof

Recording Date: December 17, 2010  
Recording No.: 201012170165

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 SKAGIT COUNTY SHORT PLAT NO. PL09-0254:

Recording No: 201201200063

Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: January 20, 2012  
Recording No.: 201201200064

Protected Critical Area Easement

Recording Date: January 20, 2012  
Recording No.: 201201200065

Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: February 20, 2012  
Recording No.: 201202290141

END EXHIBIT "A"