



201607130014

Skagit County Auditor

\$77.00

7/13/2016 Page

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5 11:55AM

When recorded return to:

Brian Hanson
Hanson Family Investments, LLC
21050 Wildwood Place
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027934

CHICAGO TITLE

620027934

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roberta Robinson, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Hanson Family Investments, LLC, a Washington limited liability company

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

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

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

Lot(s): 9 SURVEY AF#802269

Tax Parcel Number(s): P50153/360427-3-003-0806

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162923
JUL 13 2016

Amount Paid \$ 2319.00
Skagit Co. Treasurer
By *MLB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2016

Roberta Robinson
Roberta Robinson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Roberta Robinson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-12-16

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Ammono Island
My appointment expires: 5/29/19

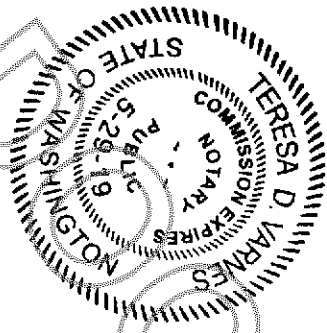


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50153/360427-3-003-0806

PARCEL A:

Tract 9, record of Survey recorded June 14, 1974 in Volume 1 of Surveys, page 61, under Auditor's File No. 802269, records of Skagit County, Washington; being a portion of Section 27, Township 36 North, Range 4 East of the Willamette Meridian .

Situate in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utility purposes as set forth in those certain instruments recorded under Skagit County Auditor's File No. 773111, 787805 and 802169, as recorded on August 25, 1972, July 11, 1973 and June 12, 1974 respectively.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Dedication of Easement and the terms and conditions thereof

Recording Date: August 25, 1972
Recording No.: 773111

2. Easement, including the terms and conditions thereof, dedicated by instrument

Recorded: June 12, 1974
Auditor's No.: 802169, records of Skagit County, WA
In favor of: All owners of land in subdivision
For: Ingress, egress, and utilities
Affects: A 60-foot strip running East to West through said subdivision

Said easement contains, among other things, provisions for maintenance by the common users.

3. Covenants, restrictions, and easements, BUT OMITTING ANY COVENANT 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 Unites States Code or (b) relates to handicap but does not discriminate against handicap persons.

Recorded: July 15, 1976
Auditor's No.: 839150, records of Skagit County, WA
Executed by: Jack Koetje and Judy Koetje, husband and wife

AMENDED by instrument

Recorded: September 24, 1984
Auditor's No.: 8409240069 and 8409240070, records of Skagit County, WA

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: July 15, 1976
Auditor's No.: 839150, records of Skagit County, WA
Imposed by: Jack Koetje and Judy Koetje, husband and wife

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, 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 SURVEY.

Recording No: 802269

EXHIBIT "B"

Exceptions
(continued)

6. Agreement, including the terms and conditions thereof, entered into
By: William L. Massey and Kathleen A. Massey, husband and wife, et al
And between: All owners present and future
Recorded: July 11, 1973
Auditor's No.: 787805, records of Skagit County, WA
Providing: Sharing of costs in maintenance of access road, water system, and other
common facilities
7. Skagit County Maintenance Agreement and the terms and conditions thereof

Recording Date: July 10, 2003
Recording No.: 200307100094
8. Mitigation Plat - Public Water System Wellhead Protection Area including the terms,
covenants and provisions thereof

Recording Date: September 12, 2003
Recording No.: 200309120226
9. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: September 12, 2003
Recording No.: 200309120227
10. City, county or local improvement district assessments, if any.
11. Dues, charges, and assessments, if any, levied by Prairie Acres Homeowner's Association.
12. Dues, charges, and assessments, if any, levied by Wildlife Acres Homeowner's Association.