



201608290206

Skagit County Auditor \$76.00  
8/29/2016 Page 1 of 4 3:17PM

When recorded return to:  
Kody B Taylor and Codi J. Rolph  
28971 State Route 20  
Sedro-Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112004

### Statutory Warranty Deed

112004

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Huckleberry Hill LLC for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kody B. Taylor and Codi J. Rolph, unmarried individuals** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 13, Township 35 North, Range 5 East; Ptn. NW; and  
Section 14, Township 35 North, Range 5 East; Ptn. NE; (aka Lot 1, SP #95-015)

Tax Parcel Number(s): P106208, 350513-0-020-0200

Lot 1, Skagit County Short Plat No. 95-015, approved February 3, 1998, and recorded February 5, 1998 in Volume 13 of Short Plats, page 94, under Auditor's File No. 9802050007, records of Skagit County, Washington; being a portion of the Northwest 1/4 of Section 13, Township 35 North, Range 5 East, W.M., and portion of the Northeast 1/4 of Section 14, Township 35 North, Range 5 East, W.M. 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 per Exhibit "A" attached hereto

Dated 8-29-16

Huckleberry Hill LLC  
  
By: John P. Janicki, Managing Member

By: Katherine S. Janicki, Managing Member

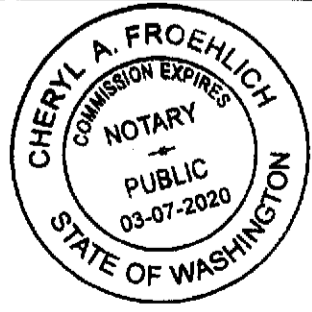
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20163805  
AUG 29 2016

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3582.80  
Skagit Co. Treasurer  
By Mark Deputy

I certify that I know or have satisfactory evidence that John Janicki and Katy Janicki is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managing Members of Huckleberry Hill LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-29-16



Katie Hickok Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Washington  
My appointment expires: 1/07/2019 3/7/20

Exhibit A  
SCHEDULE "B-1"

**EXCEPTIONS:**

**A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Skagit County  
Recorded: February 24, 1953  
Auditor's No: 359932  
As Follows:

"Reserving all roads and railroad grades, if any."

Affects: Subject property and other property

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1986  
Recorded: November 18, 1986  
Auditor's No: 8611180010  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: Various strips of land

**C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, AS HERETO ATTACHED:**

Dated: February 17, 1989  
Recorded: February 21, 1989  
Auditor's No: 8902210090  
Executed By: Noretpe, a Washington General Partnership, Consisting of Peter J. Poeschel and Ronald Schultz

Said Easement was modified and partially re-recorded under Auditor's File No. 8910230016 and 89103000086.

D. RESERVATIONS CONTAINED IN DEED

Executed by: Puget Sound Power & Light Company  
Recorded: November 18, 1986  
Auditor's No: 8611180012  
As Follows:

Puget Sound Power and Light Company herein expressly reserves to itself and its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil, including all geothermal heat, steam or waters and the associated minerals therein, together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for extracting and removing the same.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1986  
Recorded: November 18, 1986  
Auditor's No: 8611180008 and 8611180009  
Purpose: Electric transmission and/or distribution lines  
Area Affected: Various 15 foot strips

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Peter Poeschel and Donna J. Poeschel, husband and wife, and Noretap, a Washington General Partnership  
Dated: December 20, 1990  
Recorded: December 31, 1990  
Auditor's No: 9012310078  
Purpose: Drainfield and sewer line  
Area Affected: A portion of the subject property

G. RESERVATIONS CONTAINED IN DEED

Executed by: Peter J. Poeschel and Donna J. Poeschel, husband and wife  
Recorded: December 31, 1990  
Auditor's No: 9012310079  
As Follows:

The parties hereto agree that if Lot 7 of Survey recorded under Auditor's File No. 8910230031 cannot get buildable perk and design, that this property will supply.

H. 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. 92-041  
Recorded: June 8, 1993  
Auditor's No.: 9306080043

I. ACCESS CONNECTION PERMIT INCLUDING THE TERMS AND PROVISIONS THEREOF,  
SOME OF WHICH MAY HAVE BEEN CHANGED OR EXPIRED WITHOUT NOTICE:

Between: Fred P. Herman and the Washington State Department  
of Transportation  
Recorded: October 10, 1995  
Auditor's No: 9510100035

Said Permit gives notice of both an earlier permit, No. 15248, which is unrecorded and of access rights in favor of the property located East of the subject property.

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. 95-015  
Recorded: February 5, 1998  
Auditor's No: 9802050007

K. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Steven Barron and Susan Barron  
And: All subsequent owners, successors or assigns  
Dated: September 12, 1996  
Recorded: February 5, 1998  
Auditor's No: 9802050005  
Regarding: Road Maintenance Agreement