

When recorded return to:  
Jennifer Daley and Louis Daley  
28975 State Route 20  
Sedro Woolley, WA 98284



201609300232

Skagit County Auditor

\$78.00

9/30/2016 Page

1 of

6 3:43PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028778

CHICAGO TITLE

020028778

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Len H. Mascott and Brenda K. Mascott, 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 Jennifer Daley and Louis Daley, a married couple

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): 1 SKAGIT COUNTY SHORT PLAT NO. 95-007 Tax/Map ID(s):

Tax Parcel Number(s): P114320 / 350513-2-002-0300, P39007 / 350513-2-002-0029,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164511

SEP 30 2016

Amount Paid \$ 8281.11

Skagit Co. Treasurer

By *M. M. Deputy*

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 28, 2016

Len H. Mascott  
Len H. Mascott

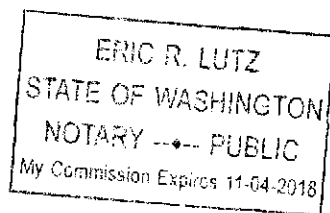
Brenda K. Mascott  
Brenda K. Mascott

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Len H. Mascott and Brenda K. Mascott are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-30-16

E. R. Lutz  
Name: Eric R. Lutz  
Notary Public in and for the State of WA  
Residing at: Arlington, WA  
My appointment expires: 11-04-18



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P114320 / 350513-2-002-0300 and P39007 / 350513-2-002-0029**

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 95-007, approved August 25, 1995, and recorded September 18, 1995, in Volume 12 of Short Plats, page 27, under Auditor's File No. 9509180016, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian;

(Also known as a portion of Tract 5, Bacus Hill).

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 28, 1988  
Auditor's No(s): 8801280037, 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: Southerly 15 feet of said premises
2. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: October 23, 1989  
Auditor's No.: 8910230016, records of Skagit County, Washington  
In favor of: Noretap, a Washington general partnership  
For: Utility and roadway for ingress, egress, road right-of-way purposes, together with utility easement, telephone line, and storm sewer  
Affects: The Northerly, Westerly and Southerly portions of said premises
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: October 11, 1988  
Auditor's No.: 8810110042, records of Skagit County, Washington  
Executed By: Noretap, a general partnership  
As Follows: All minerals of every nature whatsoever, including, but not limited to, coal, uranium, iron, natural gas, and oil upon or under the property. Together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical, or other methods) drilling for, mining, extracting, and removing the same; provided however, that the land owner shall be paid at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: October 23, 1989  
Auditor's No(s): 8910230016, records of Skagit County, Washington
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

## EXHIBIT "B"

### Exceptions (continued)

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;

Recorded: April 16, 2002

Auditor's No(s): 200204160016, records of Skagit County, Washington

Executed By: NORETEP, a Washington general partnership

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 95-007:

Recording No: 9509180016

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 2, 1994  
Auditor's No.: 9403020099, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
8. Agreement, including the terms and conditions thereof, entered into;  
By: Len H. Mascott and Brenda K. Mascott  
Recorded: February 5, 1998  
Auditor's No.: 9802050006, records of Skagit County, Washington  
Providing: Road maintenance
9. Agreement, including the terms and conditions thereof, entered into;  
By: Steven Barron and Susan Barron  
Recorded: February 5, 1998  
Auditor's No.: 9802050005, records of Skagit County, Washington  
Providing: Road maintenance
10. Terms, conditions, and restrictions of that instrument entitled Bacus Hill Water Service Agreement;  
Recorded: March 13, 2000  
Auditor's No(s): 200003130069, records of Skagit County, Washington
11. Terms, conditions, and restrictions of that instrument entitled Order on Timber Open Space Application OT-97-0523;  
Recorded: April 1, 1999  
Auditor's No(s): 9904010067, records of Skagit County, Washington
12. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33); Notice of Approval

## **EXHIBIT "B"**

### **Exceptions (continued)**

Recorded: March 26, 1999  
Auditor's No.: 9903260130, records of Skagit County, Washington  
Classification: Timber Land

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Bacus Road Maintenance.