



201610170058

When recorded return to:  
Ronald Joseph Leimkuhler and Trung Minh Hua  
1523 NE 77th Street  
Seattle, WA 98115

Skagit County Auditor \$74.00  
10/17/2016 Page 1 of 2 10:15AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109384

**Statutory Warranty Deed**

*A109384*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John H. Hovey and Marla J. Hovey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Ronald Joseph Leimkuhler and Trung Minh Hua, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 14, Township 35 North, Range 1 East; Ptn. Tract 7, Referee's Plat of Lots 1 and 2

Tax Parcel Number(s): P31294, 350114-0-039-0000

All that portion of Tract 7 lying South of the County Road, REFEREE'S PLAT of Lots 1 and 2, Section 14, Township 35 North, Range 1 East, W.M., as shown in the Skagit County Superior Court Cause No. 657; EXCEPT the East 220.72 feet; and EXCEPT the West 2.3 feet.

TOGETHER WITH tidelands of the 2nd class conveyed by the State of Washington, situate in front of and between said East and West lines of said portion of Tract 7.

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 described in Exhibit "A" attached hereto

Dated 10/11/2016

*John H. Hovey*  
John H. Hovey

*Marla J. Hovey*  
Marla J. Hovey

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*2016 4720*  
OCT 17 2016

Amount Paid \$ *16,114.00*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John H. Hovey and Marla J. Hovey, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-13-16

*Vicki L. Hoffman*  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



**EXHIBIT A**

**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Skagit County  
And: Steven G. Masee and Joanne J. Covey  
Dated: May 25, 1990  
Recorded: June 5, 1990  
Auditor's No.: 9006050078  
Regarding: Mound Fill System

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power and Light Company  
Dated: August 2, 1991  
Recorded: August 13, 1991  
Auditor's No.: 9108130087  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way.  
Location: Portion of said premises

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 89381, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

**D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Steven G. Masee and Joanne J. Covey  
Recorded: October 15, 1993  
Auditor's No.: 9310150091  
As Follows:

No trailers, mobile homes or manufactured home shall be placed on the subject property. This shall be regarded as a covenant running with the land and shall be binding on all parties having any right, title or interest in the property, their heirs, successors or assigns.

**E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: John and Marla Hovey  
And: Skagit County  
Dated: August 10, 2001  
Recorded: August 10, 2001  
Auditor's No.: 200108100305  
Regarding: Protected Critical Area Site Plan