

When recorded return to:
Casey E Cobert
24053 Feather Lane
Sedro Woolley, WA 98284



Skagit County Auditor
12/14/2016 Page

1 of

\$78.00

6 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029346

CHICAGO TITLE

620029346

4178

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5622
DEC 14 2016

Amount Paid \$ 3431.50
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas A. Becker and Tracey D. Becker, 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 Casey E Cobert, an unmarried person and Sarah J Johnson, an unmarried person

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

Lot 50, EAGLE VALLEY P.U.D., according to the plat thereof, recorded in Volume 15 of Plats, pages 181 through 183, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106943 / 4632-000-050-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 1, 2016

Tom Becker
Thomas A. Becker

[Signature]
Tracey D. Becker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas A. Becker and Tracey D. Becker 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: 12-2-16

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



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 15, 1946
Auditor's No(s): 392629, records of Skagit County, Washington
In favor of: United States of America
For: Perpetual right to enter and to erect, maintain etc. one or more electric power and transmission lines
Affects: Tract D

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 19, 1956
Auditor's No.: 541748, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
For: Construct, maintain, etc. a pipeline
Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record

3. Easement delineated on the face of Short Plat No. 12-88, approved December 15, 1988, and recorded December 21, 1988, in Volume 8 of Short Plats, pages 99 and 100, under Auditor's File No. 8812210004, records of Skagit County, Washington; being a portion of Government Lots 1 and 2 and the East Half of the Northwest Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
For: Road and utilities
Affects: A 60-foot strip lying in Featherlane as shown on said plat

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 12, 1973
Auditor's No(s): 793250, records of Skagit County, Washington
In favor of: United States of America
For: Road purposes
Affects: A 20-foot strip of land

Note: Exact location and extent of easement is undisclosed of record.

5. 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 SHORT PLAT NO. 12-88:

Recording No: 8812210004

EXHIBIT "A"

Exceptions (continued)

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 EAGLE VALLEY P.U.D.

Recording No: 9407210001

7. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition 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 United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 8, 1990

Auditor's No.: 9008080053, records of Skagit County, Washington

Executed By: Coastline Properties, Inc.

As Follows: The Grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosed structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry

AMENDED by instrument(s):

Recorded: November 14, 1997

Auditor's No(s): 9711140045, records of Skagit County, Washington

9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition 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 United States Code or (b) relates to handicap but does not discriminate

EXHIBIT "A"

Exceptions (continued)

against handicap persons;

Recorded: July 28, 1994

Auditor's No.: 9407280080, records of Skagit County, Washington

Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92 4 00095 4

As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up which is completed within the property herein described

Affects: Said premises and other property

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Imposed By: Kendall D Gentry and Nancy F. Gentry

Amended by instrument

Recording Date: November 14, 1997

Recording No.: 9711140045

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

By: Northwest Pipeline

And Between: Owners Association

Recorded: July 2, 2002

Auditor's No. 200207020126, records of Skagit County, Washington

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

Recorded: July 2, 2002

Auditor's No(s): 200207020127, records of Skagit County, Washington

In favor of: Northwest Pipeline Corporation

For: Pipeline

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

Recorded: July 8, 1963

Auditor's No(s): 638054, records of Skagit County, Washington

In favor of: United States of America

For: A perpetual easement and right to enter and erect, maintain, etc. or one

EXHIBIT "A"

Exceptions (continued)

more line(s) of electric power transmission structures etc. together with road right-of-way to maintain said right-of-way

Affects: A portion of Tract D

14. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 13, 1971
Auditor's No(s): 755263, records of Skagit County, Washington
In favor of: United States of America
For: A perpetual easement and right to enter and erect, maintain, etc. one line (s) of electric power transmission structures
Affects: Portion of Tract D
15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 26, 1993
Auditor's No(s): 9305260018, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission lines and/or distribution lines over and/or under the right-of-way
Affects: The West 6 feet of Tracts A, B and D
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Kennart Estates Water System.
18. Assessments, if any, levied by Lot Owners of Eagle Valley P.U.D.