

When recorded return to:  
Cody Whittle, an unmarried man  
9585 Whatcom Lane  
Sedro Woolley, WA 98284



201612210052

Skagit County Auditor  
12/21/2016 Page

\$75.00  
1 of 3 1:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

19500 NE 8th St., Suite 600  
Bellevue, WA 98004

Escrow No. 0085683-OC

CHICAGO TITLE  
620029372

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark E. Buggins and Sheryll A. Buggins, 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 Cody Whittle, an unmarried man

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

**PARCEL A:**

The North 115.00 feet of the South 265.00 feet of the West 131.00 feet of Tract 2, DEITER'S ACREAGE, according to the Plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, and ALSO the North 115.00 feet of the South 265.00 feet of the East 140.00 feet of Tract 1, said plat.

**PARCEL B:**

An Easement right for ingress, egress, road, and utilities, over, under, to, through, and across a tract of land being 40 feet in width, the centerline of which is more particularly described as follows: Beginning at the Northwest corner of the said Tract 2 (Northeast corner of Tract 1 of said plat) thence South 02 degrees 57' 41" East, along the line between the said Tract 2 and Tract 1 of said plat, a distance of 378.50 feet to an intersection with the North line of the South 265.00 feet of said Tract 1 and 2, said intersection being the terminus of said centerline.  
All situated in Skagit County, Washington

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

Tax Parcel Number(s): P64938/3899-000-002-0501

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

Dated: December 14, 2016

Mark E. Buggins  
  
Sheryll A. Buggins

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20165753

DEC 21 2016

Amount Paid \$4170.20  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Alaska  
County of Sitka

I certify that I know or have satisfactory evidence that Mark E. Buggins and Sheryll A. Buggins 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 12/15/2016

Name: Angie M. Bartolaba  
Notary Public in and for the State of Alaska  
Residing at: Sitka - Alps Credit Union  
My appointment expires: 08-03-2020

ANGIE M. BARTOLABA  
Notary Public  
State of Alaska  
My Commission Expires  
08-03-2020

## EXHIBIT "A" EXCEPTIONS

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Carroll C. Robideau and Lorraine M. Robideau, husband and wife  
Purpose: Road right-of-way  
Recording Date: February 18, 1971  
Recording No.: 748904  
Affects: The West 20 feet of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water line  
Recording Date: October 24, 1974  
Recording No.: 809310  
Affects: The West 20 feet of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 8, 1976  
Recording No.: 809829  
Affects: East 5 feet of the West 25 feet of said premises

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 10-74:

Notes as disclosed by said short plat:

- A. Zoning - Residential
- B. Water Supply - P.U.D. No. 1 or individual well
- C. Sewage Disposal - Individual septic tank
- D. Ground Elevations - Not in flood plain

Easement delineated on the face of said short plat

For: Road and utilities  
Affects: A strip along the East boundary of said premises

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 20, 2005  
Recording No.: 200507200114  
Matters shown: Fence

Plat Lot of Record Certification

Recording Date: July 18, 2011  
Recording No.: 201107180087

Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: January 6, 2012  
Recording No.: 201201060078

City, county or local improvement district assessments, if any.