

When recorded return to:
Robert Carpenter and Kathleen Carpenter
4065 Old Highway 99 North
Burlington, WA 98233



201703310190

Skagit County Auditor \$76.00
3/31/2017 Page 1 of 4 3:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030143

CHICAGO TITLE
620030143

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn Hoines and Julie Boedeker, who acquired title as Julie Hoines, each as their separate estate as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Carpenter and Kathleen Carpenter, a married couple

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

PARCEL A:

The East Half of the North Half of the North Half of the Northwest Quarter of the Northeast Quarter of Section 29, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

Easement for ingress and egress over the North 10 feet of the West 700 feet of that portion of the South Half of the North Half of the North Half of the North Half lying East of the Pacific Highway in Section 29, Township 36 North, Range 4 East of the Willamette Meridian as described in Real Estate Contract recorded December 9, 1968 under Auditor's File No. 721160, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

Easement for ingress, egress and roadway as described in Easement for Access recorded October 3, 2011 under Auditor's File No. 201110030061, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P50258 / 360429-1-007-0002

Subject to:

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

20171312
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2017

Amount Paid \$ 4366
By *IF* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 29, 2017

Shawn Hoines
Shawn Hoines

Julie Boedeker
Julie Boedeker

State of Washington

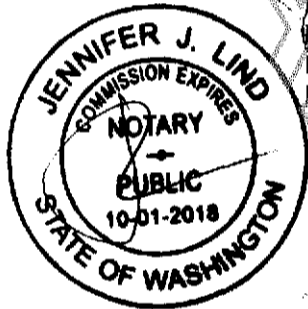
County of Skagit

I certify that I know or have satisfactory evidence that

Shawn Hoines is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/29/17

Jennifer J. Lind
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: BOW
My appointment expires: 10/01/18



State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2017

Shawn Hoines

Julie Boedecker
Julie Boedecker

State of Kansas

of Johnson County

I certify that I know or have satisfactory evidence that

Julie Boedecker
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-29-17

PAMELA A. EMLER
Notary Public-Notary Seal
State of Kansas

Pamela A. Emler
Name: _____
Notary Public in and for the State of KV
Residing at: _____
My appointment expires: 3-18-2019

State of _____

of _____

I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1925
Auditor's No(s): 182760, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 1999
Auditor's No(s): 199908120016, 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: As constructed or to be constructed
3. Agreement, including the terms and conditions thereof; entered into;
By: Shawn Hoines
And Between: Skagit County
Recorded: March 30, 1994
Auditor's No. 9403300072, records of Skagit County, Washington
Providing: Alternative sewage system installations
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: July 24, 1906
Auditor's No(s): 58179, records of Skagit County, Washington
Executed By: Rufus H. Roys, et al
As Follows:

Also excepting and reserving unto the first parties, their heirs, executors, administrators and assigns the exclusive right and privilege to enter upon the lands within described or any part thereof and bore and explore for gas and oil, and to utilize and sell gas and oil that may be discovered and found upon said lands, and to use such portions of the surface of said lands as may be necessary to properly carry on and conduct their oil and gas operations on said lands and to carry and convey away from said lands such gas and oil. With all and singular the hereditaments and appurtenances to the same belonging or appertaining the reversions or reversions, remainder or remainders, rents, issues and profits thereof except such as may accrues through sources covered by reservations.
5. Protected Critical Area Site Plan, including the terms and conditions thereof;
Recorded: November 22, 1999
Auditor's File No.: 199911220111, records of Skagit County, Washington
6. Record of Survey

Recording Date: April 5, 2007
Recording No.: 200704050074
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 23, 2008
Recording No.: 200807230006
Matters shown: Encroachment of a shed onto premises to the South by 4.6 to 3.9 feet and encroachment of a fence onto the property to the South by varying amounts
8. Easement for Access including the terms, covenants and provisions thereof

Recording Date: October 3, 2011
Recording No.: 201110030061
9. City, county or local improvement district assessments, if any.