

When recorded return to:  
William Boettcher and Wendy Boettcher  
15782 Larson Lane  
Mount Vernon, WA 98273



Skagit County Auditor \$76.00  
6/23/2017 Page 1 of 4 11:49AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031235

CHICAGO TITLE

620031235

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald E Uppendahl and Mary E Uppendahl, 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 William Boettcher and Wendy Boettcher, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL06-0967, recorded May 2, 2007 under Auditor's  
File No. 200705020078, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P27768 / 340424-4-006-0301

Subject to:

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

Dated: June 20, 2017

Donald E Uppendahl

Mary E Uppendahl

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172775  
JUN 23 2017

Amount Paid \$ 11,753.00  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
County of Skagit.

I certify that I know or have satisfactory evidence that  
Donald E Oppenahl Mary E Oppenahl  
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: June, 2017

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of WA  
Residing at: ARLINGTON  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 1, 1980  
Auditor's No(s): 8004010005, records of Skagit County, Washington  
In favor of: Philip K. Schwabach and Jeanne F. Schwabach, husband and wife  
For: Sanitary sewer and drainfield
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 10, 1982  
Auditor's No(s): 8212100052, records of Skagit County, Washington  
In favor of: Present and future owners of the subject property  
For: Road and utilities
3. Covenants, conditions, restrictions, easements, and Road Maintenance Agreement 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: December 6, 1984  
Auditor's No(s): 8412060043, records of Skagit County, Washington
4. Stipulation contained in instrument;  
Recorded: July 9, 1990  
Auditor's File No.: 9007090083, records of Skagit County, Washington  
Executed By: Melvin G. Strauss  
As Follows:  

The purchaser's herein are aware that no mobile homes are allowed upon the subject property
5. Reservation of easement and the terms and conditions thereof;  
Recorded: February 12, 1991  
Auditor's File No.: 9102120074, records of Skagit County, Washington  

Reserving unto the seller, his heirs, successors and assigns, a non-exclusive easement for utilities and water line over, under and across a 30 foot strip along the Northwesterly and Southeasterly boundary lines of the subject property, and a non-exclusive easement for ingress, egress and utilities over, under and across a 60 foot strip along the Southwesterly boundary line of the subject property.
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 10, 1991  
Auditor's No(s): 9107100121, records of Skagit County, Washington  
In favor of: Shall benefit said tracts and Tract 5 of said Survey  
For: Ingress, egress, drainage and utilities
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 14, 1982  
Auditor's No(s): 8212140010, records of Skagit County, Washington  
In favor of: Volume 4 of Surveys, pages 56 through 61, inclusive  
For: Sanitary sewer easement  
Affects: Northwesterly 10 feet of the Northeasterly approximately 665.21 feet
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 4, 1980  
Auditor's No(s): 8002040045, records of Skagit County, Washington  
For: Ingress, egress, drainage, sanitary sewer, telephone cable and construction, operation and maintenance of overhead and underground utilities
9. Protected Critical Area Site Plan and/or Easement and the Terms and Conditions thereof;  
Executed By: Earl L. Jensen and Katherine H. Jensen and Skagit County  
Recorded: April 13, 2001  
Auditor's File No.: 200104130125, records of Skagit County, Washington
10. 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,

## EXHIBIT "A"

### Exceptions (continued)

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 THE UPLANDS:

Recording No: 8212290015

11. 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. PL00-0286:

Recording No: 200404130124

12. Plat of Lot Record Certification and the terms and conditions thereof

Recording Date: December 12, 2006  
Recording No.: 200612120065

13. 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. PL06-0967:

Recording No: 200705020078

14. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 2, 2007  
Recording No.: 200705020079

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

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.