



201706230194

When recorded return to:  
James R. Dobbs and Kendra W. Dobbs  
6876 Ershig Road  
Bow, WA 98232

Skagit County Auditor \$76.00  
6/23/2017 Page 1 of 4 4:10PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620029953

Escrow No.: 620029953

### STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc., A Washington Corp.  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James R. Dobbs and Kendra W. Dobbs, a married  
couple

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

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. PL-06-1052 recorded under Auditor's File No.  
200808120115, records of Skagit County, Washington; being a portion of Tracts A and B of Skagit  
County Short Plat No. 41-77, Auditor's File No. 861565, records of Skagit County, Washington,  
located in the South Half of the Southeast Quarter of Section 2, Township 35 North, Range 3 East  
of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P33709 / 350302-4-006-0000

Subject to:

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

Dated: June 14, 2017

BYK Construction, Inc.

BY:

Paul Woodmansee, President

BY:

Tim Woodmansee, Vice-President

BY:

LeAnn Woodmansee, Treasurer

BY:

Alexandria Woodmansee, Secretary

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172804

JUN 23 2017

Amount Paid \$9350.00  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

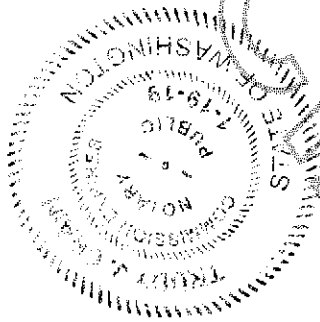
(continued)

State of WASH  
County of Skagit

I certify that I know or have satisfactory evidence that Paul Woodmansee, Tim Woodmansee, Jo Ann Woodmansee, Alexandra Woodmansee  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Proper fees of BY K. G. Smith to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 06-15-17

Name: Timothy J. Smith  
Notary Public in and for the State of WASH  
Residing at: Orly  
My appointment expires: 1-19-19



**EXHIBIT "A"**  
**Exceptions**

1. 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. 41-77:

Recording No.: 861565

2. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;  
Recorded: January 9, 2007  
Auditor's No(s): 200701090011, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 24, 2008  
Auditor's No(s): 200804240006, records of Skagit County, Washington  
For: Ingress, egress and utilities
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 10, 1912  
Auditor's No.: 92839, records of Skagit County, Washington  
In favor of: Pacific Telephone & Telegraph Company  
For: Pole line right-of-way  
Affects: The West 5 feet of said premises and other property
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 10, 1964 and August 3, 1966  
Auditor's No.: 645265 and 686277, records of Skagit County, Washington  
In favor of: Olympic Pipe Line Company  
For: Pipelines with rights of ingress and egress

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

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 SKAGIT COUNTY SHORT PLAT NO. PL-06-1052:

Recording No.: 200808120115

7. Restrictive Covenant including the terms, covenants and provisions thereof

Recording Date: August 24, 2007  
Recording No.: 200708240150

8. Covenants, conditions, and restrictions 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: August 12, 2008  
Auditor's No(s): 200808120118, records of Skagit County, Washington

AMENDED by instrument;

Recorded: September 19, 2008  
Auditor's No.: 200809190124, records of Skagit County, Washington

9. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 12, 2008  
Recording No.: 200808120116

**EXHIBIT "A"**  
Exceptions  
(continued)

10. Protected Critical Area Easement including the terms, covenants and provisions thereof
- Recording Date: August 12, 2008  
Recording No.: 200808120117
11. City, county or local improvement district assessments, if any.