

When recorded return to:
Patrick Heath
23512 Garden Street
Mount Vernon, WA 98274



Skagit County Auditor
10/10/2017 Page

1 of 6 3:29PM
\$79.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031861

CHICAGO TITLE
020031861

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth O. Hoffman and Gloria R. Hoffman, 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 Patrick Heath, an unmarried person

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

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

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

Lot(s): D SURVEY 8310180016

Tax Parcel Number(s): P64409 / 3882-000-019-0303

Subject to:

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

Dated: October 3, 2017

Kenneth O. Hoffman

Gloria R. Hoffman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174789
OCT 10 2017

Amount Paid \$ 4,722.⁰⁰
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth O. Hoffman and Gloria R. Hoffman 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: October 5, 2017

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64409 / 3882-000-019-0303

PARCEL A:

Tract D of Survey recorded in Volume 5 of Surveys, pages 67 and 68, under Auditor's File No. 8310180016, records of Skagit County, Washington, described as follows:

That portion of Tracts 18, 19 and 20, PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Tract 19;
Thence South 58°02'38" West along the Northwesterly line of said Tract 19, a distance of 20.00 feet;
Thence continue South 31°18'42" East parallel with the Northeasterly line of said Tract 19, a distance of 80 feet;
Thence South 58°02'38" West, a distance of 93.08 feet;
Thence South 33°00'15" East, a distance of 55.85 feet;
Thence South 86°00'00" East, a distance of 47.19 feet;
Thence North 59°11'57" East, a distance of 72.93 feet to the Northeasterly line of said Tract 23;
Thence North 31°18'42" West along the Northeasterly line of said Tract 23 and said Tract 19, a distance of 165.03 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

An undivided 1/9 interest in and to the following:

That portion of Tract 53, PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Northeasterly corner of said Tract 53;
Thence South 66°21'46" West along the Northerly line of said tract a distance of 117.79 feet to the true point of beginning of this line;
Thence Easterly to a point on the Easterly line of said Tract 53, that is 25.30 feet South of the Northeasterly corner of said tract, as measured along the East line thereof and the terminus of said line.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Right granted to Day Lumber to overflow the shores of Big Lake under order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 174578, records of Skagit County, Washington.
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 173577
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 7, 1984
Auditor's No(s).: 8402070059, 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: A 10-foot strip across Tracts 16, 17, 18, 19 and 23
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary sewer
Recording Date: February 22, 1984
Recording No.: 8402220022
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Construction and maintenance of drain
Recording Date: May 3, 1945
Recording No.: 380704
Affects: Portion of Parcel B
6. Agreement including the terms, covenants and provisions thereof

Recording Date: May 16, 1991
Recording No.: 9105160041
7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

EXHIBIT "B"

Exceptions (continued)

familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 16, 1984
Recording No.: 8403160032

8. Variance including the terms, covenants and provisions thereof

Recording Date: August 28, 1984
Recording No.: 8408280001

9. Encroachment of old pump house over and upon the South line of Tract 53 as disclosed by Survey recorded July 20, 1983, under Auditor's File No. 8307200015, 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, 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 SURVEY:

Recording No: 8310180016

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

Recording No.: 8310180016
Matters shown: Fence

12. Any lien or liens arising from the remaining fractional interest in Parcel B, whether arising through the payment of taxes or otherwise.

13. Agreement including the terms, covenants and provisions thereof,

Regarding: Sewer Service
Executed by: Skagit County Sewer District No. 2 and Kenneth O. Hoffman and Gloria R. Hoffman
Recording Date: May 6, 1998
Recording No.: 9805060092

14. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof;

EXHIBIT "B"

Exceptions (continued)

Recording Date: August 26, 2002
Recording No.: 200208260079

15. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Lakeside Homeowners Association.