



201710240089

Skagit County Auditor

\$81.00

10/24/2017 Page

1 of

8 3:27PM

**When recorded return to:**

Gary Lohman and Gail Lohman  
8795 District Line Road  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032158

**CHICAGO TITLE**  
**620032158**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Noretap, a Washington general partnership

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

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

Lot 4 of Skagit County Short Plat No. 96-048, recorded under Auditor's File No. 200505060139, records of Skagit County, Washington.  
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P122988 / 350511-3-006-0500,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20175021  
OCT 24 2017

Amount Paid \$ 2666.10  
By *man* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 17, 2017

Noretap

BY: Peter Poeschel Partner  
Peter Poeschel  
Partner

BY: Ronald Schultz Partner  
Ronald Schultz  
Partner

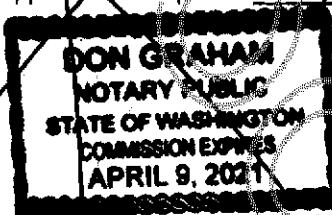
State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that Noretap to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Oct 18 2017

Don Graham  
Name: Don Graham  
Notary Public in and for the State of WA  
Residing at: 15011 1st Ave SE, Everett, WA  
My appointment expires: 4-9-21

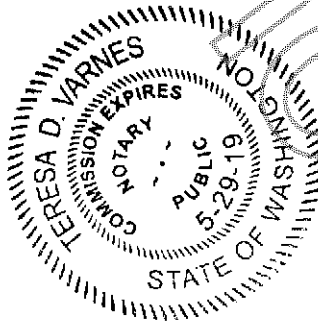


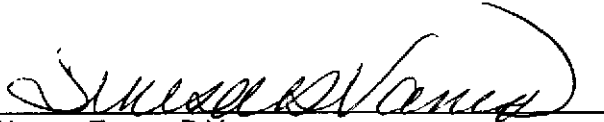
JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WASHINGTON  
County of Snohomish

I certify that I know or have satisfactory evidence that Peter Poeschel and Ronald Schultz are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as the Partner of Noretap to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 18, 2017



  
Name: Teresa D Varnes  
Notary Public in and for the State of Washington  
Residing at: Camano Island,  
My appointment expires: 5/29/2019

**EXHIBIT "A"**  
Exceptions

1. Reservations and/or Exceptions contained in instrument;  
Recording Date: February 24, 1953  
Recording No.: 359932  
Affects: Said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 18, 1986  
Recording No.: 8611180010  
Affects: Various strips of land
3. Reservations and/or Exceptions contained instrument;  
Recording Date: October 11, 1988  
Recording No.: 8810110042
4. 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, 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 in the document  
Recording Date: February 21, 1989  
Recording No.: 8902210090  
Affects: Portions of Lots 1 and 2 and other property  
  
Said Easement was modified and partially recorded under Auditor's File No. 87643.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 2, 1956  
Recording No.: 543693  
Affects: The Southeast Quarter of the Southwest Quarter, Except the South 100 feet
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: State of Washington  
Purpose: Highway slopes  
Recording Date: December 10, 1975  
Recording No.: 827596

## EXHIBIT "A"

### Exceptions (continued)

- Affects: A portion of the Southwest Quarter of the Southwest Quarter
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: State of Washington  
Purpose: General highway purposes and appurtenances  
Recording Date: June 22, 1976  
Recording No.: 837474  
Affects: Property adjacent to highway
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Barthe DeClements, a single woman  
Purpose: Ingress, egress and utilities  
Recording Date: March 14, 1989  
Recording No.: 8903140053  
Affects: Portion of Lots 1 and 2 and other property
9. Reservation contained in deed;  
Recording Date: May 22, 1929  
Recording No.: 223306  
Affects: A portion of all lots and other property  
As follows: First party reserves the right to divert or dam water from creek now flowing over the land herein conveyed and further reserves all coal and other mineral rights together with the right of entry and removal thereof
10. Reservation contained in deed;  
Recording Date: November 9, 1938  
Recording No.: 307327  
As follows: Reserving and excepting for a county road across the said premises a strip of land 60 feet in width at such place as the county commissioners of said county may at any time hereafter establish a county road across said premises  
Affects: A portion of all lots and other property
11. 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.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County, Washington, a municipal corporation  
Purpose: Permanent right to enter, use and excavate gravel from a 100 foot

## EXHIBIT "A"

### Exceptions (continued)

strip adjacent to and parallel with the West bank of Wiseman Creek; also to install a dam 2 feet in height across Wiseman Creek

Recording Date: September 19, 1963

Recording No.: 640982

Affects: Property adjacent to Wiseman Creek

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignees  
Purpose: A non-exclusive easement for the installation, maintenance, repair and replacement of a waterline, including any and all appurtenances thereto over under and across the subject property  
Recording Date: June 14, 1990  
Recording No.: 9006140064  
Affects: Access easement over adjacent property
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 said Short Plat No. 96-048:  
  
Recording No: 200505060139
15. Terms and provisions of Joint Use and Maintenance Agreement;  
Recording Date: May 6, 2005  
Recording No.: 200505060140  
Affects: Lots 1 through 4 of Short Plat No. 96-048
16. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: October 23, 1989  
Auditor's No.: 8910230016, records of Skagit County, Washington  
Executed By: Noretap, a Washington general partnership  
As follows: A right to use road and utility system described in said instrument together with right to convey the same

## EXHIBIT "A"

### Exceptions (continued)

Said instrument is a re-recording of instrument (s);  
Recorded: February 21, 1989  
Auditor's File No(s): 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: October 30, 1989 and April 16, 2002  
Auditor's No(s): 8910300086 and 200204160016, records of Skagit County, Washington

17. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 13, 1989  
Auditor's No.: 8911130023, records of Skagit County, Washington  
Executed By: Noretap, a Washington general partnership

Said instrument is a re-recording of instrument (s);  
Recorded: November 2, 1989  
Auditor's File No(s): 8911020073, records of Skagit County, Washington

18. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 23, 1989  
Auditor's No(s): 8910230016, records of Skagit County, Washington  
Imposed By: Noretap Maintenance Corp.

Said instrument is a re-recording of instrument (s);  
Recorded: February 21, 1989  
Auditor's File No(s): 8902210090, records of Skagit County, Washington

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

Recording Date: December 20, 2005  
Recording No.: 200512200036 being a re-recording of 200512150102

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 18, 1986  
Recording No.: 8611180008  
Affects: Portion of said premises and other property

## EXHIBIT "A"

### Exceptions (continued)

21. 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: 8910230031

22. City, county or local improvement district assessments, if any.
23. Dues, charges, and assessments, if any, levied by Noretap Maintenance Corporation.
24. Dues, charges, and assessments, if any, levied by Bacus Hill Water Corporation.