

**When recorded return to:**

Wayne W. Dowhaniuk and Christine A. Dowhaniuk  
22700 Chestnut Place  
Mount Vernon, WA 98273



201712200068

Skagit County Auditor  
12/20/2017 Page

\$79.00  
1 of 6 4:00PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033017

**CHICAGO TITLE**  
**620033017**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark A. White and Ryan A. White, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Wayne W. Dowhaniuk and Christine A. Dowhaniuk, husband and wife

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

Lot 4, BUCHANAN ACRES LONG CARD, according to the plat thereof, recorded November 20, 2006, under Auditor's File No. 200611200082, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125671 / 4908-000-004-0200,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175894

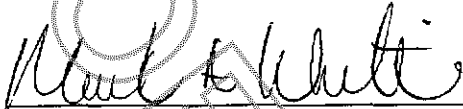
DEC 20 2017

Amount Paid \$ 9501.30


Skagit Co. Treasurer  
By *BJ* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 4, 2017



Mark A. White




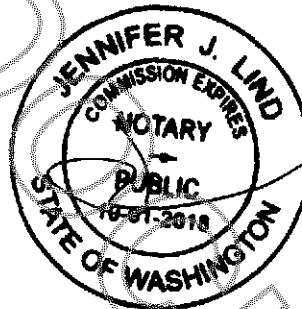
Ryan A. White

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark A. White and Ryan A. White 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: 12.4.2017

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125671 / 4908-000-004-0200**

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Lot 4, BUCHANAN ACRES LONG CARD, according to the plat thereof, recorded November 20, 2006, under Auditor's File No. 200611200082, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 25, 1961  
Auditor's No(s): 603452, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Anchors and Guy Wires
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 19, 1982  
Auditor's No(s): 8204190056, records of Skagit County, Washington  
In favor of: Charles Boon and Jeannie Boon, husband and wife  
For: Underground water and utilities  

Said easement further provides that the servient tenant or his successors in interest reserves the right to relocate said easement

Said instrument is a re-recording of instrument (s);  
Recorded: April 1, 1982  
Auditor's File No(s): 8204010001, records of Skagit County, Washington
3. Terms, conditions, and restrictions of that instrument entitled Covenants, conditions and restrictions contained in variance;  
Recorded: February 22, 1985  
Auditor's No(s): 8502220001, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 21, 1932  
Auditor's No(s): 251268, 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: West line of the Southeast Quarter of the Southeast Quarter in Section 2
5. 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. 51-81:
6. Terms, conditions, and restrictions of that instrument entitled Setback Variance;  
Recorded: December 6, 1991  
Auditor's No(s): 9112050043, records of Skagit County, Washington

## EXHIBIT "B"

### Exceptions (continued)

7. Terms, conditions, and restrictions of that instrument entitled Order on Appeals AP01 0130 and AP 01 0131;  
Recorded: June 7, 2001  
Auditor's No(s): 200106070039, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled Order on Special Use Request SU 00 0392;  
Recorded: September 27, 2001  
Auditor's No(s): 200109270121, records of Skagit County, Washington
9. Covenants, conditions, and restrictions contained in instrument(s), 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: May 11, 2001  
Auditor's No(s): 200105110087, records of Skagit County, Washington  
Executed By: David and Donna Hudson  
As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot.
10. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 17, 1952  
Auditor's No(s): 482038, records of Skagit County, Washington  
In favor of: Andrew Lambert and Phyllis Lambert, husband and wife  
For: A water pipeline
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 BUCHANAN ACRES LONG CARD:  
  
Recording No: 200611200082
12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 19, 2006  
Auditor's No(s): 200606190170, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

## EXHIBIT "B"

### Exceptions (continued)

13. Agreement, including the terms and conditions thereof; entered into;  
By: Happy Face Farms, Inc.  
And Between: Devries Homes  
Recorded: June 21, 2007  
Auditor's No.: 200706210076, records of Skagit County, Washington  
Providing: Monitoring and maintenance of the on-site sewage treatment and disposal system
14. 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: November 20, 2006  
Auditor's No(s): 200611200084, records of Skagit County, Washington  
Executed By: Buchanan Acres, LLC
- AMENDED by instrument(s):  
Recorded: February 26, 2007  
Auditor's No(s): 200702260012, records of Skagit County, Washington
15. City, county or local improvement district assessments, if any.
16. Liability to future assessments, if any, levied by HappyFace Farms, Inc for monitoring and maintenance fees for onsite sewage treatment and disposal system.
17. Dues, charges, and assessments, if any, levied by Maintenance Committee for Buchanan Acres.