

When recorded return to:  
Jennifer Rozema and Dirk B Rozema  
14719 Josh Wilson Road  
Burlington, WA 98233



201802260113

Skagit County Auditor \$78.00  
2/26/2018 Page 1 of 5 1:41PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032802

CHICAGO TITLE  
620032802

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen L Allen, Personal Representative of The Estate of Richard E. Hoffmann, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Dirk B Rozema and Jennifer Rozema, husband and wife

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.)

Ptn. SW SE, 28-35-03E, W.M.

Tax Parcel Number(s): P34909 / 350328-4-003-0003, P133640 / 350328-4-003-0103

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018724  
FEB 26 2018

Amount Paid \$523.37  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 18, 2017

The Estate of Richard E. Hoffmann, Deceased

BY: Karen Allen  
Karen Allen  
Personal Representative

State of Kansas  
County of Johnson

I certify that I know or have satisfactory evidence that Karen Allen

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 Personal Representative of The Estate of Richard E. Hoffmann Estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Dec. 19, 2017

Pamela A. Emler  
Name: Pamela A. Emler  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: 3-19-2019

PAMELA A. EMLER  
Notary Public-Notary Seal  
State of Kansas

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P34909 / 350328-4-003-0003 and P133640 / 350328-4-003-0103**

The East 330 feet of the South 1,320 feet of the West Half of the Southeast Quarter of Section 28,  
Township 35 North, Range 3 East, W.M.,

EXCEPT the South 30 feet thereof for road purposes as conveyed to Skagit County by Deed dated  
April 1, 1916 and recorded April 4, 1916 under Auditor's File No. 112581 in Volume 102 of Deeds,  
pages 431 and 432, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Reservations contained in Deed from J.P. McKay et ux to C.H. Gratt, et ux

Recording Date: October 27, 1911

Recording No.: 87247

As Follows: "For a reasonable sum the parties of the first part reserve the right to use water from the well located on the above described premises."

2. 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: August 22, 1950

Recording No.: 449311

As Follows:

The Grantor as part of the consideration, agree to permit the Grantees to take from the well, on the adjoining land of the Grantors, for which the Grantees shall pay a reasonable sum by monthly payments, this right to continue as long as there is water in the well and the grantors continue to draw water therefrom themselves.

3. Notice of Airport Noise and Overflight Effects and the terms and conditions thereof

Recording Date: March 5, 2009

Recording No.: 200903050091

4. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs and the terms and conditions thereof

Recording Date: August 6, 2010

Recording No.: 201008060096

5. Avigation Easement and the terms and conditions thereof

Recording Date: August 6, 2010

Recording No.: 201008060097

6. Pending probate proceedings in the estate of

Name of decedent: Richard E. Hoffman

Date of death: July 3, 2017

County: Skagit

Court: Superior

Case No.: 17-4-00275-5

**EXHIBIT "B"**

**Exceptions  
(continued)**

Personal Representative(s): Karen L. Allen  
Attorney for the Estate: Alan R. Souders

The personal representative(s) has been granted non-intervention powers to sell, convey or mortgage the Land.

7. City, county or local improvement district assessments, if any.
8. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: February 1, 2005  
Recording No.: 200502010046

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

An Agreement to Change Classification was Recorded under A.F. No. 201701050059

An Agreement to remove a portion was Recorded under A.F. No. 201701300065

9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.