

When recorded return to:
Stephen Salvino
PO Box 149
Burlington, WA 98233



201804170025

Skagit County Auditor

\$79.00

4/17/2018 Page

1 of

6 11:48AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033393

CHICAGO TITLE
620033393

STATUTORY WARRANTY DEED

THE GRANTOR(S) David K. Longnecker and Margaret N. Longnecker, as Trustees of the Longnecker Family Trust, dated August 9, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Stephen Salvino, an unmarried person

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

Lot 9, "ELK HAVEN ESTATES", as recorded August 6, 2002 under Auditor's File No. 200208060083, records of Skagit County, Washington

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119388 / 4797-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2018

Amount Paid \$ 3440.00
By *[Signature]* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2018

David K. Longnecker and Margaret N. Longnecker, as Trustees of the Longnecker Family Trust, dated August 9, 1995

BY: David K. Longnecker

David K. Longnecker
Trustee

BY: Margaret N. Longnecker
Margaret N. Longnecker
Trustee

State of Washington
County of Sagit

I certify that I know or have satisfactory evidence that David K. Longnecker and Margaret N. Longnecker 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 Trustees of the Longnecker Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 16, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish, CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, reserving to the grantor 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.

2. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

We have made no determination as to the current ownership of said reservation.

3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:
 - a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
 - b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
 - c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

EXHIBIT "A"

Exceptions (continued)

Grantee: Puget Sound Energy, Inc.
Dated: July 12, 1999
Recorded: August 12, 1999
Auditor's No: 199908120015
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected:

The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.

5. 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 **ELK HAVEN ESTATES:**

Recording No: 200208060083

6. Covenants, conditions, restrictions, assessments and easements 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, 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: August 6, 2002
Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006 and July 9, 2009
Recording No.: 200602220047 and 200907090089

7. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Ron Valiquette & V. Valiquette
And: Skagit County
Dated: April 19, 2002
Recorded: August 6, 2002
Auditor's No.: 200208060085

EXHIBIT "A"

Exceptions
(continued)

Regarding: Protected Critical Area Easement Agreement

8. Lot Certification including the terms, covenants and provisions thereof

Recording Date: June 21, 2005
Recording No.: 200506210025

9. 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, 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: May 25, 2006
Recording No.: 200605250115

10. 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, 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: May 25, 2006
Recording No.: 200605250116

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

Granted to: Elk Haven Water System Association
Purpose: Water System
Recording Date: May 25, 2006
Recording No.: 200605250117

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: February 6, 2006
Recording No.: 200602060123

13. 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 "A"

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: October 4, 2006
Recording No.: 200610040152

14. 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, 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: October 4, 2006
Recording No.: 200610040153

15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Elk Haven Community Association.
17. Assessments, if any, levied by Elk Haven Water System Association.