

When recorded return to:
David N. Hoffecker and Wanda L. Hoffecker
38428 State Route 20
Concrete, WA 98237



Skagit County Auditor
4/30/2018 Page 1 of 3 10:03AM \$76.00

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034360

CHICAGO TITLE
020034360

STATUTORY WARRANTY DEED

THE GRANTOR(S) John David Fallon, Personal Representative of the Estate of Carl L Fisher
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David N. Hoffecker and Wanda L. Hoffecker, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot B, SKAGIT COUNTY SHORT PLAT NO. 28-75, approved and recorded July 16, 1975 under
Auditor's File No. 820654 in Volume 1 of Short Plats, page 46, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

20181744
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2018

Tax Parcel Number(s): P42778 / 350716-2-002-0206

Subject to:

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

Amount Paid \$4,544.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2018

Estate of Carl L Fisher

BY: John David Fallon
John David Fallon
Personal Representative

State of CALIFORNIA
County of SAN DIEGO

I certify that I know or have satisfactory evidence that John David Fallon is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Personal Representative of the Estate of Carl L Fisher to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 26, 2018

Chris Knudsen
Name: CHRIS KNUDSEN
Notary Public in and for the State of CALIFORNIA
Residing at: SAN DIEGO, CALIFORNIA
My appointment expires: 1-5-2021



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 26, 1913
Auditor's No(s): 99453, records of Skagit County, Washington
In favor of: Pacific Northwest Traction Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: May 31, 1934
Auditor's No.: 262586, records of Skagit County, Washington
Affects: Said premises and other property

3. 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. 28-75:

Recording No: 820654

4. City, county or local improvement district assessments, if any.