

**When recorded return to:**  
Ryan Daman and Keris Hordyk  
10437 Ridge Place  
Sedro Woolley, WA 98284



**201805180086**

05/18/2018 02:00 PM Pages: 1 of 5 Fees: \$78.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033474

**CHICAGO TITLE**  
020033474

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kelly M. Schols, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ryan Daman and Keris Hordyk, a married couple

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

Lot 4 of Short Plat PL-01-0346, approved July 17, 2002, recorded July 17, 2002, under Skagit County Auditor's No. 200207170088 being a portion of the East 1/2 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East W.M., Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118586 / 350427-2-015-0400, P108054 / 350427-2-015-0200, P117797 / 350427-2-015-0300,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 2074  
MAY 18 2018

Amount Paid \$ 13,355.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 10, 2018

[Signature]  
Kelly M. Schols

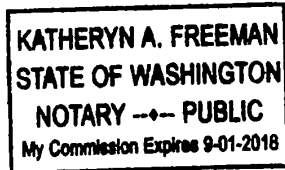
State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that

Kelly M. Schols  
(s)are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: May 14, 2018

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



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power and Light Company  
Purpose: One anchor with guy line  
Recording Date: November 14, 1963  
Recording No.: 643177
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power and Light Company  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: October 26, 1992  
Recording No.: 9210260016
3. Reservations contained in instrument including the terms, covenants and provisions thereof  
Recording Date: February 15, 1996  
Recording No.: 9602150075
4. 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 SHORT PLAT NO. PL-01-0346:  
Recording No: 200207170088
5. Protected Critical Area Easement including the terms, covenants and provisions thereof  
Recording Date: July 17, 2002  
Recording No.: 200207170089
6. Title Notification including the terms, covenants and provisions thereof  
Recording Date: August 20, 2002  
Recording No.: 200208200002
7. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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 21, 2002  
Recording No.: 200210210125

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation  
Recording Date: November 15, 2001  
Recording No.: 200111150023
9. Title Notification including the terms, covenants and provisions thereof
- Recording Date: August 20, 2002  
Recording No.: 200208200001
10. Title Notification including the terms, covenants and provisions thereof
- Recording Date: March 17, 2003  
Recording No.: 200303170313
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. City, county or local improvement district assessments, if any.
13. 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: April 7, 1971 and October 9, 1974  
Recording No.: 750702 and 808596
- 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

**EXHIBIT "A"**

Exceptions  
(continued)

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.

Notice of Continuance of Open Space Land was Recorded February 26, 2002 and April 21, 2006 under A.F. Nos. 200402260176 and 200604210124