



**201806150076**

06/15/2018 03:40 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
Kyle Rowan Thompkins, Jr  
45303 Ridgway Court  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034298

CHICAGO TITLE CO.  
**620034298**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shane O. Baker and Donna L. Baker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kyle Rowan Thompkins, Jr, an unmarried man

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

Lot 2, CASCADE HEIGHTS, according to the plat thereof, recorded in Volume 16 of Plats, pages 85 and 86, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108151/ 4667-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182606  
JUN 15 2018

Amount Paid \$ 4116.80  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 7, 2018

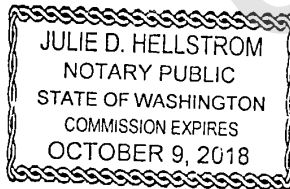
Shane O. Baker  
Shane O. Baker

Donna L. Baker  
Donna L. Baker

State of WASHINGTON  
County of ~~SKAGIT~~ SPOKANE IDA

I certify that I know or have satisfactory evidence that Shane O. Baker and Donna L. Baker 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: 6/11/18  
Julie D. Hellstrom  
Name: Julie D. Hellstrom  
Notary Public in and for the State of WA  
Residing at: Spokane  
My appointment expires: 10/9/18



**EXHIBIT "A"**  
Exceptions

1. 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 CASCADE HEIGHTS:

Recording No: 9512200049

2. Agreement, including the terms and conditions thereof; entered into;  
By: Superior Portland Cement Co.  
And Between: Puget Sound Power and Light Company  
Recorded: March 19, 1957  
Auditor's No.: 548778, records of Skagit County, Washington  
Providing: As Follows:

The cement company reserves and retains and the power company hereby gives and grants to the cement company a right-of-way forever for an aerial tram line wherever necessary in crossing any of the power company lands and the Baker River from its present quarry or any other quarry of the cement company it may hereafter operate, to its plant at Concrete, providing any such tramway will not interfere with the operation or endanger in any way the dam, power house, tram lines and other property of the power company and providing further that it is the intention of the agreement that said tramway shall not be closer to the power company power house, than 300 feet.

3. Assessments, if any, levied by City of Concrete.
4. City, county or local improvement district assessments, if any.