


When recorded return to:  
Eric James Mobbs  
17104 Zoya Street  
Mount Vernon, WA 98273

  
**201808150031**  
08/15/2018 01:48 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034728

**CHICAGO TITLE**  
**620034728**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Arthur R. Hilborn, Trustee of the Arthur and Takayo J. Hilborn Trust Dated July 17, 1989

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eric James Mobbs, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 2, BIG LAKE HEIGHTS, according to the plat thereof, recorded in Volume 16 of Plats, pages 118 through 120, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P109276 / 4680-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3591  
AUG 15 2018

Amount Paid \$ 5,612.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 1, 2018

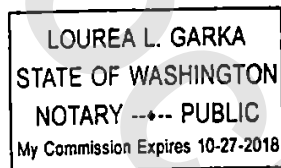
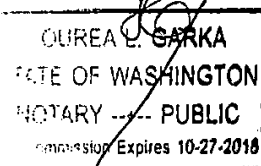
Arthur R. Hilborn, Trustee of the Arthur and Takayo J. Hilborn Trust Dated July 17, 1989

BY: Arthur R. Hilborn Trustee  
Arthur R. Hilborn  
TrusteeState of WASHINGTON  
County of SkagitI certify that I know or have satisfactory evidence that Arthur R Hilborn

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 Trustee of Arthur and Takayo J. Hilborn Trust Dated July 17, 1989 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 10, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 26, 1979  
Auditor's No(s): 895468, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sanitary sewers  
Affects: An undisclosed portion of said plat
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 23, 1991  
Auditor's No(s): 9107230021, records of Skagit County, Washington  
In favor of: Alamo Limited Partnership  
For: Ingress, egress and utilities  
Affects: Exact location and extent of easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 14, 1995  
Auditor's No.: 9508140065, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Constructing extensions to the sewer system  
Affects: Exact location and extent of easement is undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 17, 1996  
Auditor's No.: 9607170042, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County  
For: A perpetual right-of-way or easement for sewer mains  
Affects: Portion of Big Lake Heights
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 17, 1996  
Auditor's No.: 9607170043, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County  
For: A perpetual right-of-way or easement for sewer mains  
Affects: Portion of Big Lake Heights
6. Agreement, including the terms and conditions thereof; entered into;  
By: John F. Collins  
And Between: Skagit County Sewer District No. 2  
Recorded: June 18, 1981  
Auditor's No.: 8106180032, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

Providing: Terms and conditions of sewer hook-up and usage

7. Agreement, including the terms and conditions thereof; entered into;  
Between: Ralph Schuck and Skagit County Sewer District No. 2  
Recorded: August 14, 1995  
Auditor's No.: 9508140065, records of Skagit County, Washington  
Providing: Extension of sewer mains
8. Terms and conditions of that Variance;  
Recorded: July 17, 1996  
Auditor's No.: 9607170037, records of Skagit County, Washington  
Variance No.: FPT 93-012
9. Terms and conditions of that Variance;  
Recorded: July 10, 1995  
Auditor's No.: 9507100104, records of Skagit County, Washington  
Variance No.: SHL 95-020
10. 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 BIG LAKE HEIGHTS:  
  
Recording No: 9608060054
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Skagit County Sewer District.