

When recorded return to:  
Patricia Dianne Hingey  
4879 Robinwood Lane  
Bow, WA 98232



201808170064

08/17/2018 11:38 AM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034962

CHICAGO TITLE  
020034962

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Arlyn A. Livingston and Kristine Livingston, 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 Patricia Dianne Hingey, an unmarried person

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

Tract M3, SKAGIT COUNTY SHORT PLAT NO. 94-011, approved December 12, 1994, and  
recorded December 14, 1994, in Volume 11 of Short Plats, page 157, under Auditor's File No.  
9412140071, records of Skagit County, Washington; being a portion of the Northwest Quarter of  
the Northeast Quarter of Section 35, and a portion of the Southwest Quarter of the Southeast  
Quarter of Section 26, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106714 / 360326-4-004-0403

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3632  
AUG 17 2018

Amount Paid \$ 18,606.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 6, 2018

[Signature]  
Arlyn A. Livingston

[Signature]  
Kristine Livingston

State of wa

County of Skagit

I certify that I know or have satisfactory evidence that Arlyn A. Livingston Kristine Livingston is/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: August 16, 2018

[Signature]  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Burlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: July 7, 1989  
Auditor's No.: 8907070037, records of Skagit County, Washington  
Executed By: Scott Paper Company  
As Follows: The substances herein excepted and reserved include the following minerals: All metals, precious or base; metallic and nonmetallic minerals, ores; mineral products; mineral materials; and substances in, on, or lying beneath the surface of the property, EXCEPT earth soil, building stone, rock, sand, and gravel. The metals, metallic, and nonmetallic minerals, ores, mineral products, mineral materials, and substances hereby reserved include gold, silver, copper, lead, zinc, molybdenum, vanadium, mercury, tin, iron, alumina, uranium, thorium, and other fissionable materials; oil, gas, and other hydrocarbons; coal, lignite, and peat; helium, carbon dioxide, and other gaseous materials; and geothermal resources in, or, lying beneath the surface of the property, whether in solid, liquid, fluid, or gaseous forms, and without regard to whether one or more of them may be found on or near the surface or at depth beneath the surface and without regard to the method by which the same may or must be mined, extracted, or removed. Such substances are referred to hereinafter whether expressly named or not, as "reserved minerals" together with additional rights to explore for, develop/extract same as provided for under said document.
  
2. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: July 7, 1989  
Auditor's No.: 8907070037, records of Skagit County, Washington  
In favor of: Scott Paper Company  
For: Access over and upon all logging roads as well as the right to construct additional roads  
  
Note: Exact location and extent of easement is undisclosed of record.
  
3. Agreement, including the terms and conditions thereof; entered into;  
By: Crown Pacific, Ltd.  
And Between: Scott Paper Company  
Recorded: July 7, 1989  
Auditor's No.: 8907070047, records of Skagit County, Washington  
Providing: Memorandum of Wood Fiber Supply Agreement
  
4. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: December 14, 1989  
Auditor's No(s): 8912140077, records of Skagit County, Washington  
In favor of: Crown Pacific, Ltd.  
For: Access over and upon all logging roads  
  
Note: Exact location and extent of easement is undisclosed of record.

**EXHIBIT "A"**

Exceptions  
(continued)

5. Exceptions and reservations as contained in instrument;  
Recorded: December 14, 1989  
Auditor's No.: 8912140077, records of Skagit County, Washington  
Executed By: Crown Pacific, Ltd.  
As Follows: Right to harvest the merchantable timber
  
6. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: December 14, 1989  
Auditor's No.: 8912140078, records of Skagit County, Washington  
Executed By: Crown Pacific, Ltd.  
As Follows: Regarding timber
  
7. Agreement, including the terms and conditions thereof; entered into;  
By: Crown Pacific, Ltd.  
And Between: The Trillium Corporation  
Recorded: December 14, 1989  
Auditor's No.: 8912140079, records of Skagit County, Washington  
Providing: Memorandum of Right of First Negotiation Agreement
  
8. Declaration of exempt 20-acre segregation;  
Recorded: November 8, 1990  
Auditor's No.: 9011080036, records of Skagit County, Washington
  
9. Road Maintenance Agreement;  
Recorded: September 3, 1993  
Auditor's No.: 9309030006, records of Skagit County, Washington  
  
Said instrument is a re-recording of instrument (s);  
Recorded: August 2, 1995  
Auditor's No(s): 9508020029, records of Skagit County, Washington
  
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: September 3, 1993

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No(s): 9309030006, records of Skagit County, Washington  
Executed By: Trillium Corporation

Said instrument is a re-recording of instrument (s);  
Recorded: August 2, 1993  
Auditor's No(s): 9308020029, records of Skagit County, Washington

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: September 3, 1993  
Auditor's No(s): 9309030006, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);  
Recorded: August 2, 1993  
Auditor's No(s): 9308020029, records of Skagit County, Washington

12. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 1, 1993  
Auditor's No.: 9312010085, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: 1. All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void). 2. A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: May 24, 1996  
Auditor's No(s): 9605240091, records of Skagit County, Washington  
Executed By: Trillium Corporation

14. Terms and conditions contained in instrument;  
Recorded: May 24, 1996  
Auditor's No.: 9605240091, records of Skagit County, Washington  
For: Preventing contamination of water supply  
Affects: Any portion of said premises lying within 100-foot radius of well

**EXHIBIT "A"**

Exceptions  
(continued)

15. 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 SKAGIT COUNTY SHORT PLAT NO. 94-011:

Recording No: 9412140071

16. Agreement, including the terms and conditions thereof; entered into;  
By: Satellite Management Agency and the Satellite Water System  
And Between: The Robinwood Lane Water System  
Recorded: November 27, 1996  
Auditor's No.: 9611270151, records of Skagit County, Washington  
Providing: Water system
17. City, county or local improvement district assessments, if any.