



201810110017

10/11/2018 10:27 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Michael E. Hagen and Lisa J. Hagen
941 2nd Street
Mukilteo, WA 98275

Recorded at the request of:
Guardian Northwest Title
File Number: 116556

Statutory Warranty Deed

116556
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul Hagman and Debbie Hagman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael E. Hagen and Lisa J. Hagen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Section 4, Township 33 North, Range 4 East; Ptn. E. 1/2 (aka Lot 5, SP PL-12-0170)

Tax Parcel Number(s): P131794, 330404-1-002-1314

Lot 5, Skagit County Short Plat No. PL 12-0170, recorded February 10, 2014 under Auditor's File No. 201402100069, records of Skagit County, Washington; being a portion of the West half of the East half of Section 4, Township 33 North, Range 4 East W.M..

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 9/25/2018

[Signature]
Paul N. Hagman

[Signature]
Debbie R. Hagman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184511
OCT 11 2018

Amount Paid \$ 5523.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul N. Hagman and Debbie R. Hagman, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9/25/2018

[Signature]
Notary Signature
Printed Name: Mary Miller
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 01/19/2022

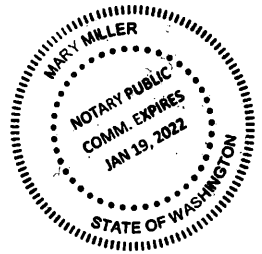


Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Skagit County
Recorded: March 19, 1934
Auditor's No.: 260923
For: Road purposes
Affects: All railroad grades across property

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: J.M. Sherrill and Nina V. Sherrill, husband and wife
Recorded: July 18, 1944
Auditor's No.: 373093
For: A proper and adequate easement for right of way

The Company is unable to determine from the record the exact location of said easement.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company and Georgia Pacific Corporation
Dated: April 2, 1988
Recorded: June 19, 1989
Auditor's No.: 8906190004
Purpose: Ingress, egress and utilities

Said easement agreement includes a Maintenance Agreement.

Said easement may lie completely within Cascade Ridge Drive but the Company cannot confirm that assertion.

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Paul Hagman and Debbie Hagman, husband and wife
And: The general public and future owners of lots within Short Plat #99-0007
Dated: August 25, 1999
Recorded: September 15, 1999
Auditor's No: 199909150087
Regarding: Declaration and agreement for road drainage and utilities maintenance

Addendum to Declaration and Agreement for Road, Drainage and Utilities Maintenance recorded January 30, 2014 under Auditor's File No. 201401300079.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 99-0007
Recorded: September 15, 1999
Auditor's No.: 9909150089

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: George and Renee Willock
Recorded: August 2, 2004
Auditor's No.: 200408020186
Purpose: Ingress, egress and utilities

G. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 26, 2009
Auditor's No.: 200908260070
Executed By: Keith S. Johnson, et al

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: October 2, 2013
Auditor's No.: 201310020062
Purpose: "...utility systems..."
Area Affected: A ten foot wide portion

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 5, 2012
Auditor's No.: 201209050095

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat PL 12-0170
Recorded: February 10, 2014
Auditor's No.: 201402100069

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 10, 2014
Auditor's No.: 201402100070