

When recorded return to:  
Roger Manson and Janice Kang  
19613 East Conway Hill lane  
Mount Vernon, WA 98273



**201810180049**

10/18/2018 01:43 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.: 620036094

**CHICAGO TITLE**  
620036094

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dixie J. Blacken, as Successor Trustee of The Raymond N. Christoffersen and Dixie J. Christoffersen Revocable Living Trust, dated December 22, 1992

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Roger Manson and Janice Kang, a married couple

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

Tract 9, "SPRAGG'S FIRST ADDITION", as per plat recorded in Volume 14 of Plats, page 74, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83588 / 4510-000-009-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184631  
OCT 18 2018

Amount Paid \$ 8638.<sup>00</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 28, 2018

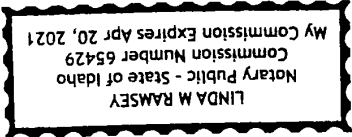
Dixie J. Blacken, as Successor Trustee of The Raymond N. Christoffersen and Dixie J. Christoffersen Revocable Living Trust, dated December 22, 1992

BY: *Dixie J. Blacken*  
Dixie J. Blacken  
Successor Trustee

State of Idaho  
County of BENEWAH

I certify that I know or have satisfactory evidence that Dixie J. Blacken is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Successor Trustee of The Raymond N. Christoffersena and Dixie J. Christoffersen Revocable Living Trust, dated December 22, 1992 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-2-2018



*Linda M Ramsey*  
Name: Linda M Ramsey  
Notary Public in and for the State of Idaho  
Residing at: Bethdrum Idaho  
My appointment expires: 4-20-21

**EXHIBIT "A"**  
Exceptions

1. 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 SPRAGG'S FIRST ADDITION:

Recording No: 8906260043

2. Agreement, including the terms and conditions thereof; entered into;  
By: John G. Locken, a single man and Melvin Locken, a single man  
And Between: Olympic Pipe Line Company  
Recorded: March 6, 1973  
Auditor's No.: 781485, records of Skagit County, Washington  
Providing: Right and privilege to lay, maintain, operate, repair, replace and remove an additional pipe line

3. Terms, conditions, and restrictions of that instrument entitled Conditional Agreement Sand Filter Sewage System Installation;  
Recorded: October 9, 1989  
Auditor's No(s): 8910090010, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 27, 1990  
Auditor's No.: 9006270081, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Easterly portion of said premises

5. Terms, conditions, and restrictions of that instrument entitled Conditional Agreement Sand Filter Sewage System Installation;  
Recorded: November 16, 1990  
Auditor's No(s): 9011160032, records of Skagit County, Washington

6. 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 SKAGIT COUNTY SHORT PLAT NO. 50-85:

Recording No: 8601200002

**EXHIBIT "A"**Exceptions  
(continued)

7. 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 SKAGIT COUNTY SHORT PLAT NO. 9-87:
- Recording No: 8704300006
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 27, 1993  
Recording No.: 9307270048
9. Skagit County Conditional Agreement - Alternative Sewage System Installations including the terms, covenants and provisions thereof
- Recording Date: June 18, 1991  
Recording No.: 9106180070
10. City, county or local improvement district assessments, if any.