

When recorded return to:  
Keir E. Torkkola and Katie E. Torkkola  
901 Summer Meadows Court  
Sedro Woolley, WA 98284



**201902110099**

02/11/2019 03:27 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036390

**CHICAGO TITLE**  
620036390

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ramey J. Girven and Lisa T. Girven who acquired title as Lisa T. Hing, 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 Keir E. Torkkola and Katie E. Torkkola, a married couple

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

Lot 1, PLAT OF SUMMER MEADOWS, according to the plat thereof, recorded in Volume 15 of Plats, pages 176 through 178, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106984 / 4630-000-001-0000

Subject to:


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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019459  
FEB 11 2019

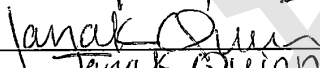
Amount Paid \$ 4,722.00  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 29, 2019

  
\_\_\_\_\_  
Ramey J. Girven  
\_\_\_\_\_  
Lisa T. GirvenState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ramey J. Girven and Lisa T. Girven 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: January 30, 2019  
\_\_\_\_\_  
Name: Jana K Quinn  
Notary Public in, and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 1, 1994  
Auditor's No.: 9402010068, 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: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way

2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Sedro-Woolley, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

A 20 foot wide easement granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in, and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the District's use of the easement.

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

3. Easement delineated on the face of said plat;  
For: Utilities  
Affects: The exterior 10 feet of all lots adjacent to street
  
4. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
  
5. Note on the face of said plat, as follows:  
  
It will be the builder's responsibility to achieve final grading on the individual lots in accordance with the approved grading plans.
  
6. Notes on the face of said Short Plat No. SW-1-78, recorded in Volume 2 of Short Plats, page 180, records of Skagit County, Washington, as follows:  
  
Zoning - R.8.4.  
  
Sewer - City Sewer.  
  
Water - P.U.D.  
Affects: Portion of said plat
  
7. Covenants, conditions, and restrictions contained in declaration 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: July 15, 1994  
Auditor's No.: 9407150146, records of Skagit County, Washington  
Executed By: Cornerstone Court Joint Venture
  
8. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: June 6, 1995  
Auditor's No.: 9506060018, records of Skagit County, Washington  
Executed By: Cornerstone Court Joint Venture and Presidio Homes

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

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: July 15, 1994 and June 6, 1995  
Auditor's No.: 9407150146 and 9506060018, records of Skagit County, Washington  
Imposed By: Cornerstone Court, Joint Venture
10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by Town of Sedro Woolley
12. Dues, charges and assessments, if any, levied by Summer Meadows Community