


When recorded return to:  
Jessica L. King and Ryan N. King  
6882 Ershig Road  
Bow, WA 98232

  
**201905010034**  
05/01/2019 11:41 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 1610  
MAY 01 2019

Amount Paid \$ 10329.00  
Skagit Co. Treasurer  
By *BJ* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036720

**CHICAGO TITLE CO.**  
*620036720*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig A. Cheadle and Amy L. Cheadle, 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 Jessica L. King and Ryan N. King, a married couple

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

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. PL-06-1052 recorded under Auditor's File No.  
200808120115, records of Skagit County, Washington; being a portion of Tracts A and B of Skagit  
County Short Plat No. 41-77, Auditor's File No. 861565, records of Skagit County, Washington,  
located in the South Half of the Southeast Quarter of Section 2, Township 35 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): P127844/ 350302-4-006-0500


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 23, 2019

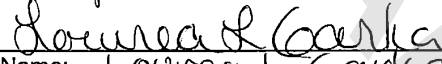
  
\_\_\_\_\_  
Craig A. Cheadle

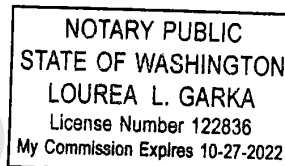
  
\_\_\_\_\_  
Amy L. Cheadle

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Craig A. Cheadle and Amy L. Cheadle 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: April 26, 2019

  
\_\_\_\_\_  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022



**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 Short Plat No. PL-06-1052:

Recording No: 200808120115

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 12, 2008  
Recording No.: 200808120118

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 19, 2008 and June 14, 2017  
Recording No.: 200809190124 and 201706140001

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: MacKenzie Association  
Recording Date: August 12, 2008  
Recording No.: 200808120118

4. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: January 9, 2007  
Recording No.: 200701090011

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities  
Recording Date: April 24, 2008  
Recording No.: 200804240006

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

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

document:

Granted to: Pacific Telephone and Telegraph Company  
Purpose: Pole line right-of-way  
Recording Date: September 10, 1912  
Recording No.: 92839  
Affects: Portion of said premises

7. Right of Way Option, including the terms, covenants and provisions thereof;

Granted to: Olympic Pipe Line Company  
Recording Date: January 10, 1964  
Recording No.: 645265

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company  
Purpose: Pipe line, together with the right of ingress and egress to and from said line  
Recording Date: August 3, 1966  
Recording No.: 686277

The exact location and extent of said easement is not disclosed of record.

9. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: August 12, 2008  
Recording No.: 200808120116

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by MacKenzie Association.