

**When recorded return to:**  
David G. Hizey and Jana C. Hizey  
18826 Fisherman's Loop  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4759

Oct 30 2019

Amount Paid \$6074.80  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040084

**CHICAGO TITLE**  
620040084

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph K. Hagen also appearing of record as Joe Hagen and Tricia Hagen ,  
for and in consideration of <sup>husband and wife</sup> Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David G. Hizey and Jana C. Hizey, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 51, SAMISH RIVER PARK, DIVISION NO. I, AS PER PLAT THEREOF RECORDED IN  
VOLUME 9 OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


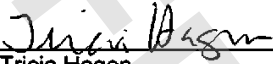
Tax Parcel Number(s): P68737/ 3990-000-051-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: October 15, 2019

  
\_\_\_\_\_  
Joseph K. Hagen  
  
\_\_\_\_\_  
Tricia Hagen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph K. Hagen and Tricia Hagen 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: 10/30/19

  
\_\_\_\_\_  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 8/19/22



**EXHIBIT "A"**  
Exceptions

1. 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 Samish River Park Division No. 1, recorded in Volume 9 of Plats, Pages 43 and 44 :  
Recording No: 703269
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 10, 1929  
Auditor's No(s): 225812, 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  
  
Note: Exact location and extent of easement is undisclosed of record.
  
3. 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: August 15, 1967  
Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:

- Recorded: February 16, 19688  
Auditor's No.: 710329, records of Skagit County, Washington
- Recorded: April 12, 1979  
Auditor's No.: 7904120004, records of Skagit County, Washington
- Recorded: September 22, 1995  
Auditor's No.: 9509220088, records of Skagit County, Washington
- Recorded: March 23, 1998  
Auditor's No.: 9803230110, records of Skagit County, Washington
- Recorded: August 18, 1998  
Auditor's No.: 9808180048, records of Skagit County, Washington

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

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 15, 1967  
Auditor's No(s): 703232, records of Skagit County, Washington
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State of Washington, Department of Game  
Purpose: Passage over and use of stream bank property by sport fisherman  
Recording Date: May 11, 1954  
Recording No.: 501365
  
6. The Terms, Conditions and Reservations as disclosed in "Resolution No. 2121-08"  
  
Recorded: May 12, 2008  
Recording No.: 200805120181
  
7. The Terms, Conditions and Reservations as disclosed in "Resolution No. 2161-09"  
  
Recorded: May 12, 2008  
Recording No.: 200805120181
  
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:  
  
"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including

**EXHIBIT "A"**

Exceptions  
(continued)

extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.