

**When recorded return to:**  
Thomas Tiland and Virginia Tiland  
5291 Park Ridge Place  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040120

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5183

Nov 27 2019

Amount Paid \$11486.00  
Skagit County Treasurer  
By Diane Jones Deputy

**CHICAGO TITLE**  
620040120

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristl Lynn Hobbs, also shown of record as Kristl L. Torset or Kristl Lynn Torset, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Tiland and Virginia Tiland, husband and wife

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

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 93-027, APPROVED JUNE 18, 1997, AND RECORDED JUNE 25, 1997, IN VOLUME 13 OF SHORT PLATS, PAGE 15, UNDER AUDITOR'S FILE NO. 9706250041, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT AS DELINEATED ON FACE OF SAID SHORT PLAT NO. 93-027 AS PARK RIDGE PLACE (PRIVATE).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P111542 / 360432-1-003-0500

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 14, 2019

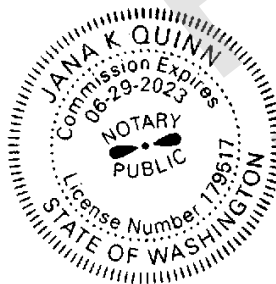
Kristi L. Hobbs  
Kristi L. Hobbs

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kristi L. Hobbs is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 10 2019

Jana K. Quinn  
Name: Jana K. Quinn  
Notary Public in and for the State of Washington  
Residing at: Ashterton  
My appointment expires: 06/29/2023



## EXHIBIT "A"

### Exceptions

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

Purpose: Ingress, Egress and Utilities  
 Recording Date: September 14, 1981  
 Recording No.: 8109140012  
 Affects: The West 30 feet of said premises.

2. Reservations and exceptions contained in the deed

Grantor: J.A. (Hugh) Wear and Mary Wear, husband and wife  
 Recorded: May 15, 1979  
 Recording No.: 7905150064

Reservation and retention by grantors, their heirs and assigns of a right to one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the grantors of either of them live and so long as the grantors lives. Upon the last such death, any and all retained in the oil and gas or oil and gas rights by the grantors shall terminate and total ownership thereof vests in the grantees, their heirs, executors, administrators, and assigns automatically, and without further consent.

3. Covenants, conditions and restrictions 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: September 14, 1981  
 Recording No.: 8109140012  
 Executed By: Park Lane Resources, Inc., a Washington corporation

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

In Favor Of: Puget Sound Power and Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: July 13, 1982  
 Recording No.: 8207130031

and re-recorded

Recording Date: December 6, 1982  
 Recording No.: 8212060022

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

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: July 25, 1983  
 Recording No.: 8307250039
6. Terms and conditions of those Findings of Facts:
- Recorded: February 17, 1994  
 Recording No.: 9402170079
- Order of Reconsideration
- Recorded: April 7, 1994  
 Recording No.: 9404070049
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. 93-027, recorded in Volume 13 of Short Plats, Page 15:
- Recording No: 9706250041
8. Covenants, conditions and restrictions 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: April 30, 1998  
 Recording No.: 9804300067
9. The Terms, Conditions and Reservations as contained in Agreement:
- Between: Satellite Management Agency and Satellite Water System  
 Recorded: April 30, 1998  
 Recording No.: 9804300069

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

10. Easement for Mutual Benefit as disclosed in Quit Claim Deed
 

Between: James L. Hobbs, Jr. and Hilary P. Hobbs, husband and wife and Kristi L. Torset, as her separate property  
 Recorded: January 10, 2011  
 Recording No. 201101100232.
11. Notice To Property Owners:
 

Recording Date: January 10, 2011  
 Recording No.: 201101100233
12. 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 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."
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.