

When recorded return to:
Richard K Snodgrass and Patricia L Snodgrass
302 Longtime Lane
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Bridget Ibarra

Affidavit No. 2019-5204

Date 11/27/2019

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034939

201812070076
12/07/2018 03:44 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

CHICAGO TITLE
020034939

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig Hockett and Becky Hockett, 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 Richard K Snodgrass and Patricia L Snodgrass, a married couple

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

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 2 and PTN Tract X SKAGIT COUNTY SHORT PLAT NO. 1-08

Tax Parcel Number(s): P118259 / 4779-000-014-0000,

Subject to:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185360
DEC 07 2018

Amount Paid \$2,723.80
Skagit Co. Treasurer
By mem Deputy

Rerecorded to add legal description as Exhibit "B"

STATUTORY WARRANTY DEED
(continued)

Dated: October 29, 2018

Craig Hockett

Craig Hockett

Becky Hockett

Becky Hockett

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

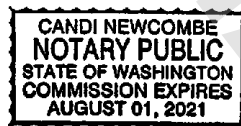
Craig and Becky Hockett
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 12/1/18Name: Candi Newcombe
Notary Public in and for the State of WA
Residing at: 1111 1st St
My appointment expires: Aug 1, 2021

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 3, 1955
 Auditor's No.: 525232, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
 Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 18, 1960
 Auditor's No.: 599945, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
 Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13

3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 7, 1979
 Auditor's No.: 7908070035, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13

 Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.

4. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;
 For: Utilities
 Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13

5. Easement, including the terms and conditions thereof, conveyed by instrument;
 Dated: May 21, 1992
 Recorded: May 29, 1992
 Auditor's No.: 9205290074, records of Skagit County, Washington
 Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington
 For: Utilities

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

Affects: A portion of the premises herein reported lying within the Northwest
Quarter of the Southeast Quarter of Section 13

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 25, 1992
Auditor's No.: 9206250091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of said premises and other property
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 20, 2001
Auditor's No(s): 200102200088, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. 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 PLAT OF ANKNEY HEIGHTS:

Recording No: 200108230090
9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
Recorded: May 29, 1992
Auditor's No.: 9205290075, records of Skagit County, Washington
Executed By: Virginia Ankney also known as Ginny Ankney
As Follows: The property described in Exhibit "A" will be combined or aggregated with contiguous property owned by grantee, and this boundary adjustment is not for the purpose of creating an additional building lot
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: August 10, 2001

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 200108100314, records of Skagit County, Washington
Executed By: LRDTD Johnson Partnership

AMENDED by instrument(s):

Recorded: January 31, 2002, November 27, 2002 June 25, 2004 and November 15, 2004

Auditor's No(s): 200201310042, 200211270215, 200406250159, and 200411150148, records of Skagit County, Washington

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 10, 2001
Auditor's No(s): 200108100314, records of Skagit County, Washington
12. 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 City of Sedro-Woolley Short Plat No. SP-1-08:

Recording No: 201009070254
13. Declaration of Access and Utility Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: September 7, 2010
Recording No.: 201009070255
14. Possible non-compliance with or violation of state law or local ordinances or regulations relating to subdivision.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Sedro-Woolley.
17. Assessments, if any, levied by Ankney Heights Homeowner's Association.

STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 26th day of November, 2019.

Sandra Perkins
Auditor

[Signature]
Deputy Auditor



EXHIBIT "B" LEGAL DESCRIPTION

Order No.: 620034939

For APN/Parcel ID(s): **P118259 / 4779-000-014-0000**

Lot 2, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-1-08, recorded September 7, 2010 under Auditor's File No. 201009070254, records of Skagit County, Washington.
;TOGETHER WITH an undivided 50% interest in Tract X, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-1-08, recorded September 7, 2010 under Auditor's File No. 201009070254, records of Skagit County, Washington.

TOGETHER WITH an undivided 25% interest in Tract A, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded under Auditor's File No. 200108230090, records of Skagit County, Washington.

Situated in Skagit County, Washington.