

**When recorded return to:**  
Patricia Dianne Hingey  
PO Box 430  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1288

Apr 10 2020

Amount Paid \$5431.01

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

**CHICAGO TITLE**  
**620042024**

Escrow No.: 620042024

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clifton F. Pollatz III and Marijane T. Pollatz, 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 Patricia Dianne Hingey, an unmarried person, as her separate estate

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

LOT 39, "PLAT OF COUNTRY AIRE PHASE I", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 91 THROUGH 94, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

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

Tax Parcel Number(s): P104078/4605-000-039-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 4, 2020

Clifton F. Pollatz III  
Clifton F. Pollatz III

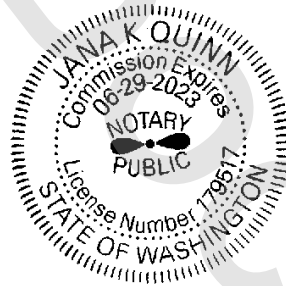
Marijane T. Pollatz  
Marijane T. Pollatz

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Clifton F. Pollatz III and Marijane T. Pollatz 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 08 2020

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 28, 1906  
Auditor's No(s): 61920  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50-foot wide strip of land  
Affects: A railroad right-of-way
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 3, 1907  
Auditor's No(s): 63372  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way
  
3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 29, 1992  
Auditor's No(s): 9210290099  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 29, 1993  
Auditor's No(s): 9303290048  
In favor of: Dike District No. 12  
For: Ingress and egress
  
6. 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 Country Aire Phase 1:

Recording No: 9306110139

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

7. Covenants, conditions, restrictions, and easements 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: June 11, 1993

Auditor's No(s): 9306110140

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993

Auditor's No(s): 9309150090, records of Skagit County, Washington

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the city of Burlington.