

**When recorded return to:**  
Timothy Robert Hubner  
P O Box 70832  
Seattle, WA 98127

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2029

Jun 10 2020

Amount Paid \$11637.30

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**  
**620042340**

Escrow No.: 620042340

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert M. Wakeland and Jennifer B. Winter-Wakeland, 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 Timothy Robert Hubner, a married man as his separate estate

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

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

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

Ptn. NE NE, 17-35-3E, W.M.

Tax Parcel Number(s): P34420 / 350317-1-001-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 3, 2020

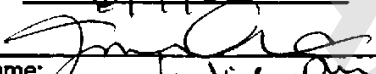
  
Robert M. Wakeland

  
Jennifer B. Winter-Wakeland

State of ~~WASHINGTON~~ Utah  
County of ~~SAN JUAN~~ Salt Lake

I certify that I know or have satisfactory evidence that Robert M. Wakeland and Jennifer B. Winter-Wakeland 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: 6/4/2020

  
Name: Julie Shaw  
Notary Public in and for the State of Utah  
Residing at: Salt Lake  
My appointment expires: 11/01/2020



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P34420 / 350317-1-001-0004**

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That portion of the Northeast Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the County road along the East side of the Northeast Quarter of the Northeast Quarter, 20 feet South of the North line of said Northeast Quarter of the Northeast Quarter;

Thence West to a point 720 feet East of the West line of the Northeast Quarter of the Northeast Quarter;

Thence South to the North line of a drainage ditch running Easterly and Westerly through said subdivision, said point being 1,486.38 feet, more or less, North of the South line of the Northeast Quarter of Section 17;

Thence Easterly along the North line of said ditch to a point 86 feet West of the East line of said Northeast Quarter of the Northeast Quarter;

Thence North parallel with the East line of said Northeast Quarter of the Northeast Quarter to a point 24 rods South of the North line of the Northeast Quarter of the Northeast Quarter;

Thence East to the West line of the County road;

Thence North along the West line of the County road to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line.  
Recording Date: July 1, 1927  
Recording No.: 205380  
  
Said easement contains covenants against blasting within 300 feet of said line
2. Regulatory Notice/Agreement that may include covenants, conditions and restrictions;  
  
Recording Date: August 18, 1988  
Recording No.: 8808180011
3. Agreement including the terms, covenants and provisions thereof  
  
Executed by: Robert D. Gunderson  
Recording Date: May 13, 1993  
Recording No.: 9305130114  
Regarding: On-Site Sewage System Status
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval  
Recorded: November 1, 1971  
Auditor's No.: 759976, records of Skagit County, Washington  
Classification: Farm and Agricultural Land  
  
Notice of Continuance;  
Recorded: November 4, 2009  
Recording No.: 200911040058  
  
The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
6. City, county or local improvement district assessments, if any.