

When recorded return to:  
Darrell Drummond, Trustee  
PO Box 674  
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.: 620049671

CHICAGO TITLE CO.  
620049671

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brock A. Haner and Kellie Haner who acquired title as Kellie Crookshank ,  
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 Darrell Drummond, Trustee of The Darrell John Drummond  
Separate Property Trust Dated October 19, 1990

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

Lot 2, Boundary Line Adjustment Survey No. 200410130157 recorded October 13, 2004 and being  
a portion of Lots 1 and 2, Short Plat No. 93-011; being a portion of the East ½ of the Southwest ¼  
and the Southwest ¼ of the Southeast ¼, Section 20, Township 33 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104044 / 330420-4-006-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


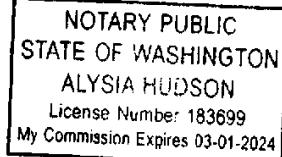
Affidavit No. 2021-5845

Dec 21 2021

Amount Paid \$16282.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 17, 2021

  
Brock A. Haner  
Kellie HanerState of Washington  
County of SnohomishThis record was acknowledged before me on 12.20.2021 by Brock A. Haner and Kellie Haner.  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 03.01.2024

## EXHIBIT "A"

### 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:	Underground electric transmission and/or distribution system
Recording Date:	September 3, 1993
Recording No.:	9309030060
  
2. 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 Short Plat No. 93-011:
 

Recording No: 9310200068
  
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:	December 30, 1993
Recording No.:	9312300010
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	Norm Coker and Mary Coker, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	July 29, 1994
Recording No.:	9407290079
  
5. Reservation of a non-exclusive easement as contained in Deed through which title is vested, recorded December 30, 1993, under Auditor's File No. 9312300011, as follows:
 

"GRANTOR herein reserve unto themselves, their heirs, successors and assigns, a non-exclusive easement for ingress, egress and utilities over, under and across the easements conveyed above."
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

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

document:

Granted to: Norm Coker and Mary Coker, husband and wife and Teal Partnership, a  
Washington general partnership  
Purpose: Easement and Road Maintenance Agreement  
Recording Date: March 30, 1994  
Recording No.: 9403300041

7. Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: January 12, 2004  
Recording No.: 200401120384

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

Granted to: Joel C. Hylback and Tami G. Hylback, husband and wife  
Purpose: (1.) Ingress, egress and utilities; and for (2.) installation, maintenance and operation of a sewer line and utilities  
Recording Date: January 12, 2004  
Recording No.: 200401120384

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

Granted to: Joel C. Hylback and Tami G. Hylback, husband and wife  
Purpose: Grant of well protection easement  
Recording Date: January 12, 2004  
Recording No.: 200401120386

10. 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: June 10, 2004  
Recording No.: 200406100006

**AMENDED DECLARATION OF COVENANTS:**

Recording No.: 200408100040  
Recording No.: 201301310110

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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

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 Survey:

Recording No: 200410130157

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Utilities  
Recording Date: January 24, 2005  
Recording No.: 200501240108

13. Agreement regarding view easement, including the terms, covenants and provisions thereof

Recording Date: February 24, 2005  
Recording No.: 200502240126

Being a re-recording of Recording No. 200408100039

14. Drinking Water System Status Report, including the terms, covenants and provisions thereof

Recording Date: November 5, 2015  
Recording No.: 201511050074

15. 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

**EXHIBIT "A"**

Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

16. City, county or local improvement district assessments, if any.