

**When recorded return to:**  
Alan David Hoffmann and Kodi Renea Hoffmann

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052958

**CHICAGO TITLE**  
**620052958**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David D. Swanson and Kira F. Swanson, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Alan David Hoffmann and Kodi Renea Hoffmann, a married  
couple

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.)

LT 19, "PLAT OF GILBERT'S ADDN"

Tax Parcel Number(s): P119133 / 4793-000-019-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224481

**Nov 04 2022**

Amount Paid \$7765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 26, 2022



David D. Swanson



Kira F. Swanson

State of Washington

County of Snohomish

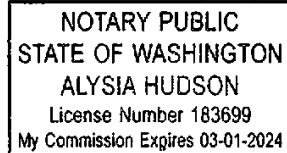
This record was acknowledged before me on October 31, 2022 by David D. Swanson and Kira F. Swanson.



(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P119133 / 4793-000-019-0000**

LOT 19, "PLAT OF GILBERT'S ADDITION", AS PER PLAT RECORDED ON APRIL 30, 2002, UNDER AUDITOR'S FILE NO. 200204300099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W. M. Lindsey and Emma S. Lindsey, his wife

Recording Date: April 17, 1902

Recording No.: 39602

Note: No determination has been made regarding the current ownership of said reserved rights.

2. 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 line.

Recording Date: February 27, 1952

Recording No.: 472022

3. Agreement including the terms and conditions thereof

Executed by: Thomas, Inc. and Wes Simpson

Recording Date: September 28, 1998

Recording No.: 9809280117

Regarding: Maintenance of TRD-1000 Plant

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Electric transmission and/or distribution line

Recording Date: November 1, 2001

Recording No.: 200111010110

Affects: Includes other property

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Gilbert's Addition:

Recording No: 200204300099

**EXHIBIT "B"**

Exceptions  
(continued)

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by the City of Mount Vernon.
8. City, county or local improvement district assessments, if any.