

**When recorded return to:**  
David George Robinson and Ariana Jeanne Robinson  
15312 State Route 536  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241883

Aug 23 2024

Amount Paid \$6405.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**Chicago Title**  
620056826

Escrow No.: 620056826

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly Diane Farnham, a married person as a separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to David George Robinson and Ariana Jeanne Robinson, 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

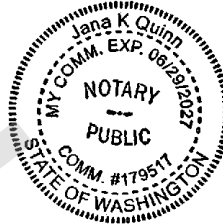
Abbreviated Legal: (Required if full legal not inserted above.)

LT 4, HOGG SUBDIVISION

Tax Parcel Number(s): P110906 / 4689-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)Dated: August 13, 2024Kimberly Farnham  
Kimberly FarnhamWillard Boyce Farnham II  
Willard Boyce Farnham IIState of Washington  
County of SkaagitThis record was acknowledged before me on 08/13/2024 by  
Kimberly Farnham and Willard Boyce Farnham IIJana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2027State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P110906 / 4689-000-004-0000**

LOT 4, HOGG SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16  
OF PLATS, PAGES 154 AND 155, RECORDS OF SKAGIT COUNTY,,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Recorded: July 30, 1907  
Auditor's No.: 63371, records of Skagit County, Washington  
In favor of: Puget Sound and Baker River Railroad Company  
For: Underground electric system, together with necessary appurtenances  
Affects: 50 feet right of way  
  
NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Recorded: September 14, 1926  
Auditor's No.: 197187, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric system, together with necessary appurtenances  
Affects: The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 31, 1948  
Auditor's No(s): 415111, records of Skagit County, Washington  
For: Drainage ditch  
Affects: The exact location and extent of said easement is not disclosed of record
4. 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 Hogg Subdivision:  
  
Recording No: 9701150045
5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;  
Recorded: October 20, 1995  
Auditor's No.: 9510200008, records of Skagit County, Washington
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "B"**

Exceptions  
(continued)

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

8. Assessments, **if any**, levied by Hogg Subdivision Homeowners Association.
9. Assessments, if any, levied by Sedro Woolley.
10. City, county or local improvement district assessments, if any.