



201112300025

Skagit County Auditor

12/30/2011 Page 1 of 2 10:52AM

When recorded return to:

Mr. and Mrs. Merrill V Hogan  
39904 Willard Lane  
Concrete, WA 98237

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00197-11

Grantor: Diana Krause and Ann O'Neill  
Grantee: Merrill V Hogan and Joanne R Hogan

Tax Parcel Number(s): 4747-000-012-0000 P116237

Abbreviated Legal:

CHICAGO TITLE  
620014509

### Statutory Warranty Deed

Diana

THE GRANTORS ~~Diana~~ Krause, a Single Person, Ann O'Neill, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Merrill V Hogan and Joanne R Hogan, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 12, Willard Estates

Lot 12, Willard Estates, according to the plat thereof recorded December 23, 1999, under Auditor's File No. 199912230062, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated December 27, 2011

Diana J Krause  
Diana Krause

Ann O'Neill  
Ann O'Neill

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113981

DEC 30 2011

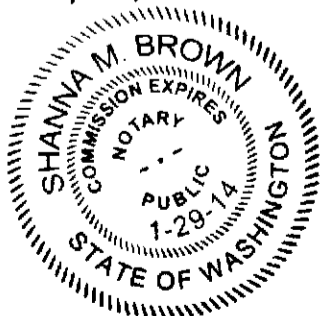
Amount Paid \$4275.22  
Skagit Co. Treasurer  
By hlm Deputy

State of Washington }  
County of Island Skagit } SS:

I certify that I know or have satisfactory evidence that Diana Krause & Ann O'Neill  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
he / she (they) signed this instrument and acknowledge it to be his / her (their)  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/28/11

Shanna Brown  
Notary Public in and for the State of Washington  
Residing at Oak Harbor Everett  
My appointment expires: 2/10/2014 1-29-14



**EXHIBIT "A"**

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 WILLARD ESTATES.

Recording No: 9912230062

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 20, 1999  
Auditor's No.: 9904200136, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Agreement, including the terms and conditions thereof, entered into;

By: Willard Hendrickson  
And Between: Skagit County  
Recorded: August 17, 1998  
Auditor's No.: 9808170133, records of Skagit County, Washington  
Providing: Road variance

Reconsideration recorded October 12, 1998, under Auditor's File No. 9810120109, records of Skagit County, Washington.

Agreement, including the terms and conditions thereof, entered into;

By: Willard M. Hendrickson  
And Between: Johnny V. Gallagher  
Recorded: December 23, 1999  
Auditor's No.: 9912230064, records of Skagit County, Washington  
Providing: Landscaping  
Affects: Boundaries of said plat adjacent to Lot 1 of Survey recorded in Volume 10 of Surveys, page 192, under Auditor's File No. 9102040045, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: December 23, 1999  
Auditor's No(s): 199912230063, records of Skagit County, Washington  
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 23, 1999  
Auditor's No(s): 199912230063, records of Skagit County, Washington  
Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;

Recorded: October 15, 2004  
Auditor's No(s): 200410150003, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;

Recorded: October 15, 2004  
Auditor's No(s): 200410150004, records of Skagit County, Washington

Notice contained in deed:

Recording Date: September 17, 2004  
Recording No.: 200409170178  
Regarding: Skagit County Right to Farm Ordinance



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