

When recorded return to:
Jacob Hovik and Christina Hovik
6946 Steelhead Lane
Burlington, WA 98233



Skagit County Auditor
5/2/2013 Page 1 of 2 \$73.00
3:40PM

Recorded at the request of:
File Number: 105796

Statutory Warranty Deed

105796-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Louie J. Spane and Michele L. Spane, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacob Hovik and Christina Hovik, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131601
MAY 02 2013

Abbreviated Legal:
Lot 25, Samish River Park No. 1

Tax Parcel Number(s): P68704, 3990-000-025-0007

Amount Paid \$ 4,277.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

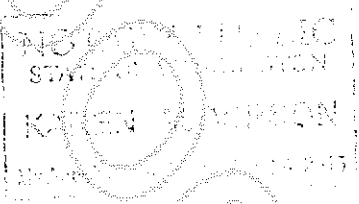
Lot 25, "Samish River Park, Division No. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4/30/2013

Louie J. Spane
Louie J. Spane

Michele L. Spane
Michele L. Spane



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Louie J. Spane and Michele L. Spane, the persons 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.

Date: 5-2-13

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 3/28/2015

EXCEPTIONS:

EXHIBIT A

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Dated: August 9, 1929
 Recorded: August 10, 1929
 Auditor's No.: 225812
 Purpose: Electric transmission and distribution lines
 Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Department of Game
 Recorded: May 11, 1954
 Auditor's No.: 501365
 Purpose: Right-of-way for sport fishermen
 Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 10, 1967
 Recorded: August 15, 1967
 Auditor's No.: 703232
 Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: 710329, 7904120004, 9509220088 AND 9803230110.

D. Any question that may arise due to shifting or changing in course of Samish River.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Samish River Park Division No. 1
 Auditor's No: 703269

F. Terms and conditions of that covenant/agreement regarding well protection zone and maintenance of such, affecting community well and surrounding area, recorded August 18, 1998, under Auditor's File No. 9808180048.

