

When recorded return to:
Burrell Cook
22784 Rallye Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
6/18/2013 Page 1 of 4 3:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019017

CHICAGO TITLE
620 019017

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samantha Bryner, Personal Representative to the estate of Clifford E. Hoeppel, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Burrell Cook, an unmarried person

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.)

Lot(s): LOT 3 SKAGIT COUNTY SHORT PLAT NO. 96-0028

Tax Parcel Number(s): P115989 / ~~35444~~-4-029-0200

Subject to:

350414

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

Dated: June 14, 2013

Samantha Bryner, Personal Representative to the estate of Clifford E. Hoeppel, deceased

By

Samantha Bryner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132331

JUN 18 2013

Amount Paid \$ 4,544.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

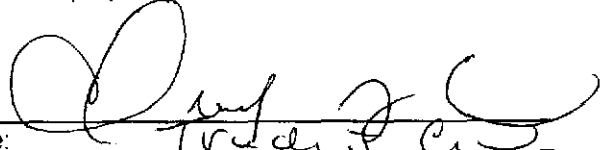
State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that Samantha Bryner

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the personal representative of Estate of Clifford E. Taylor to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-17-13



Name: Tracy J. Cain
Notary Public in and for the State of WASH
Residing at: Wash
My appointment expires: 1-19-15

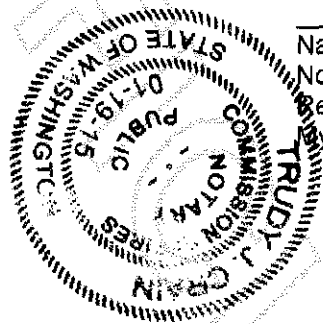


EXHIBIT "A"
Legal Description

350414

For APN/Parcel ID(s): P115989 / ~~35414~~-4-029-0200

PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 96-0028, as approved November 1, 1999 and recorded November 5, 1999 under Auditor's File No. 199911050074, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities, as shown on the face of Skagit County Short Plat No. 96-0028, as approved November 1, 1999 and recorded November 5, 1999 under Auditor's File No. 199911050074, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, and as declared in that instrument recorded November 5, 1999 under Auditor's File No. 199911050075, records of Skagit County, Washington.

Situated in Skagit County, Washington.



201306180112

EXHIBIT "B"
Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. 96-0028:

Recording No: 199911050074

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1999
Auditor's No(s): 199911050075, records of Skagit County, Washington
In favor of: Future owners of lots in said short plat
For: Ingress, egress and utilities
Affects: 50 foot wide strip in said short plat
3. Easement, including the terms and conditions thereof, by instrument;
Recorded: February 7, 2000
Auditor's No.: 200002070004, records of Skagit County, Washington
In favor of: Skagit P.U.D.
For: Pipeline right-of-way
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Agreement, including the terms and conditions thereof, entered into;
By and between: Robert D. Guffie and Angela M. Guffie, husband and wife; Jason L. Johnson and Stephanie L. Johnson, husband and wife; and David J. Reed
Recorded: May 24, 2004
Auditor's No.: 200405240139, records of Skagit County, Washington
Providing: Road maintenance agreement including assessments
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Rallye Lane Association.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201306180112