



201306190098

When recorded return to:  
Michael F. Arroyave  
414 Longtime Lane  
Sedro Woolley, WA 98284

Skagit County Auditor \$76.00  
6/19/2013 Page 1 of 5 4:20PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018927

CHICAGO TITLE  
620018927

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vance L Ellingson and Janis Ellingson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Michael F. Arroyave, a married man as his sole and separate  
property

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded under Auditor's File  
No. 200108230090, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118249, 4779-000-004-0000

Subject to:

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

Dated: June 17, 2013

Vance L Ellingson  
  
Janis Ellingson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132351  
JUN 19 2013

Amount Paid \$ 4561.80  
Skagit Co. Treasurer  
By *nam* Deputy

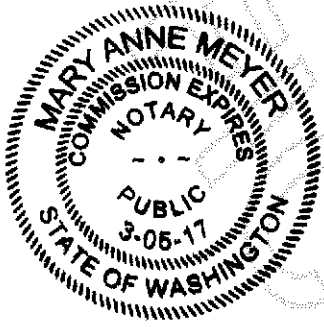
STATUTORY WARRANTY DEED

(continued)

State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that  
James Z. Ellingson and Janice Ellingson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/~~they~~) signed this instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 18, 2013



Mary Anne Meyer  
Name: MARY ANNE MEYER  
Notary Public in and for the State of WA  
Residing at: Jeddo - Wadley, WA  
My appointment expires: 3-5-17



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 3, 1955  
Auditor's No.: 525232, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 18, 1960  
Auditor's No.: 599945, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 7, 1979  
Auditor's No.: 7908070035, 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: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13  
  
Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.
  
4. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;  
For: Utilities  
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
  
5. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;  
For: Pipelines  
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
  
6. Easement, including the terms and conditions thereof, conveyed by instrument;  
Dated: May 21, 1992  
Recorded: May 29, 1992  
Auditor's No.: 9205290074, records of Skagit County, Washington  
Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington  
For: Utilities  
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
  
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 25, 1992  
Auditor's No.: 9206250091, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light  
For: Electric transmission and/or distribution line, together with necessary



## EXHIBIT "A"

### Exceptions

#### appurtenances

Affects: A portion of said premises and other property

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 20, 2001  
Auditor's No(s): 200102200088, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. 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 ANKNEY HEIGHTS:**  
  
Recording No: 200108230090
10. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;  
Recorded: May 29, 1992  
Auditor's No.: 9205290075, records of Skagit County, Washington  
Executed By: Virginia Ankney also known as Ginny Ankney  
As Follows: The property described in Exhibit "A" will be combined or aggregated with contiguous property owned by grantee, and this boundary adjustment is not for the purpose of creating an additional building lot
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: August 10, 2001  
Auditor's No(s): 200108100314, records of Skagit County, Washington  
Executed By: LRDTD Johnson Partnership  
  
Amended by instrument(s):  
Recorded: January 31, 2002, November 27, 2002, June 25, 2004 and November 15, 2004  
Auditor's No(s): 200201310042, 200211270215, 200406250159 and 200411150148, records of Skagit County, Washington
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 10, 2001  
Auditor's No(s): 200108100314, records of Skagit County, Washington
13. Assessments, if any, levied by City of Sedro-Woolley.
14. City, county or local improvement district assessments, if any.
15. Assessments, dues and charges, if any, levied by Ankney Heights Homeowners 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



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### Exceptions

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.



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