



201410170048

Skagit County Auditor 10/17/2014 Page 1 of 3 1:35PM \$74.00

When recorded return to: Timothy Gebhard and MaryAnn Gebhard 9382 Marshall Road Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273 Escrow No.: 620021850

CHICAGO TITLE 620021850

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lohink LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Timothy Gebhard and MaryAnn Gebhard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL07-0050, recorded June 11, 2008 under Auditor's File No. 200806110083, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P47528 / 360301-2-005-0203

Subject to: Covenants, conditions, restrictions and easements of record which are more fully described in Chicago Title Order 620021850, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part here of as Exhibit "A".

Dated: October 15, 2014

Lohink LLC, a Washington limited liability company

BY: Michael Spink Manager

BY: Gary Lohman Manager

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Michael Spink

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 Managers of Lohink, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/15/14

Notary signature and details: Name: DEBORAH K. FLICK, Notary Public in and for the State of WA, Residing at: [address], My appointment expires: 8/19/16

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

OCT 17 2014

Amount Paid \$ 267322 Skagit Co. Treasurer Deputy



EXHIBIT "A"
Exceptions

1. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: February 27, 1962
Recording No.: 626883
Affects: Said premises and other property

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 31, 1973
Auditor's No(s): 788683, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Recitals on the face of Skagit County Short Plat No. 53-73, as follows:

- A. Zoning – Residential.
B. Water supply – Individual well.
C. Sewage disposal – Individual septic tanks.
D. Ground elevations – not in flood plain.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 15, 1990
Auditor's No(s): 9006150144, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 25, 1990
Auditor's No(s): 9009250041, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

6. Agreement, including the terms and conditions thereof, entered into,
Among: Adjacent property owners
Recorded: January 17, 2003
Auditor's No.: 200301170137, records of Skagit County, Washington
Providing: Road Maintenance Agreement

7. Terms and conditions contained in Boundary Line Adjustment Quit Claim Deed

Recording Date: July 7, 2006
Recording No.: 200607070104

8. Lot of Record Certification and the terms and conditions thereof

Recording Date: January 26, 2007
Recording No.: 200701260147

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances. Grantor shall have the right to grow screening brush or trees, limited to a mature height of 20 feet, within the above said right-of-way. This easement is limited to one line of structures to be located within the Westerly 3 feet of the described easement.
Recording Date: August 27, 2007
Recording No.: 200708270137



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EXHIBIT "A"

Exceptions
(continued)

10. 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. PL07-0050:

Recording No.: 200806110083

11. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: June 11, 2008
Recording No.: 200806110084

12. Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: June 11, 2008
Recording No.: 200806110085

13. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

14. City, county or local improvement district assessments, if any.

15. Assessments, if any, levied by Whatcom County Water District No. 12.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.

