

When recorded return to:  
Ron Cork and Lora Cork  
20392 Aliston Lane  
Burlington, WA 98233



Skagit County Auditor \$78.00  
2/9/2016 Page 1 of 6 3:20PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110480

### Statutory Warranty Deed

110480  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Charles D. Dralle, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Ron Cork and Lora Cork, a married couple~~ the following described real estate, situated in the County of Skagit, State of Washington \*

Abbreviated Legal: Lora L. Cork and Ronald L. Cork  
Lot 9, "TRUMPETER HEIGHTS"

Tax Parcel Number(s): P125928, 4919-000-009-0000

#### PARCEL A:

Lot 9, "TRUMPETER HEIGHTS", according to the plat thereof recorded February 5, 2007, under Auditor's File No. 200702050117, records of Skagit County, Washington.

#### PARCEL B:

An easement for ingress, egress and utilities as delineated on the face of TRUMPETER HEIGHTS, according to the plat thereof, recorded February 5, 2007, under Auditor's File No. 200702050117, 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 2-8-16

Charles D. Dralle  
Charles D. Dralle

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 413

FEB 09 2016

Amount Paid \$ 4455.00  
Skagit Co. Treasurer  
By MAM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles D. Dralle, 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: 2816

Katie Hickok

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2019



Exhibit A

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company, a Corporation  
Dated: July 11, 1924  
Recorded: September 26, 1924  
Auditor's No.: 177540 (Volume 133 of Deeds, page 607 & 608)  
Purpose: To construct, erect, alter, improve, repair, operate and maintain electric transmission lines, together with appurtenances thereto  
Affects: Easement

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Pacific Northwest Pipeline Corporation  
Dated: September 13, 1956  
Recorded: September 14, 1956  
Auditor's No. 541496  
Purpose: Oil and gas pipeline  
Area Affected: Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Pacific Northwest Pipeline Corporation  
Dated: September 13, 1956  
Recorded: September 14, 1956  
Auditor's No. 541505  
Purpose: Oil and gas pipeline  
Area Affected: Southeast 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: October 25, 1957  
Recorded: November 6, 1957  
Auditor's No.: 558163  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Area Affected: A 75 foot wide strip across the Easterly side of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1  
Dated: February 24, 1961  
Recorded: February 27, 1961  
Auditor's No.: 604619  
Purpose: Water pipelines  
Area Affected: Portion of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: December 13, 1966  
Recorded: December 21, 1966  
Auditor's No.: 692443  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Area Affected: Southeast 1/4 of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 5 East, W.M.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 83-77 Revised  
Recorded: September 5, 1979  
Auditor's No.: 7909050004

H. Agreed Judgment, filed on March 18, 1996 under case no. 94-2-01304-4; said agreement was recorded as document entitled Agreement and Easement for Road and Utilities, on March 18, 1996, under Auditor's File No. 9603180066.

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc  
Dated: October 19, 1999  
Recorded: October 26, 1999  
Auditor's No.: 199910260021  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for transmission, distribution and sale of electricity  
Area Affected: Exact location not disclosed

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 96-055  
Recorded: January 11, 2000  
Auditor's No.: 200001110050

Said instrument was modified by instrument recorded under Auditor's File No. 200006230059.

K. TERMS AND CONDITIONS OF ROAD MAINTENANCE AGREEMENT:

Dated: January 3, 2000  
Recorded: January 11, 2000  
Auditor's No.: 200001110051

L. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: August 17, 1999  
Recorded: January 19, 2000  
Auditor's No.: 200001190109  
Affects: Portion of the subject property

Agreement concerning conditions was recorded under Auditor's File No. 200005170011.

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Puget Sound Energy, Inc.  
And: Charles D. Dralle  
Dated: January 25, 2000  
Recorded: February 2, 2000  
Auditor's No.: 200002020032  
Regarding: Consent for use of Puget Sound Energy Transmission Line Right-of-way

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert Boyd  
Recorded: April 4, 2000  
Auditor's No.: 200004040078  
Purpose: Ingress, egress and utilities  
Area Affected: Portion of the subject property

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,  
a Municipal Corporation  
Recorded: May 16, 2000  
Auditor's No.: 200005160023  
Purpose: Water pipeline easement  
Area Affected: Portion of the subject property

P. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 18, 2004  
Auditor's No.: 200411180009  
Regarding: Development Activities On or Adjacent to Designated  
Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Q. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power &  
Light Co.  
Dated: June 7, 2006  
Recorded: June 19, 2006  
Auditor's No.: 200606190191  
Purpose: Right to construct, operate, maintain, repair, replace and  
enlarge one or more electric transmission and/or distribution  
lines and related facilities.

R. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR  
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE  
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Trumpeter Heights  
Recorded: February 5, 2007  
Auditor's No.: 200702050117

S. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 5, 2007  
Auditor's No: 200702050118

T. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 5, 2007  
Auditor's No.: 200702050119  
Regarding: Protected Critical Area Easement (PCA)

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

U. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Recorded: February 5, 2007  
Auditor's No. 200702050120  
Purpose: Resource Land Easement  
Area Affected: Subject property and other property