

POOR ORIGINAL

When recorded return to:
Seth Carson and Cecelia Carson
PO Box 28434
Bellingham, WA 98228



Skagit County Auditor \$76.00
2/10/2016 Page 1 of 4 11:20AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98225

Escrow No.: 245378317

CHICAGO TITLE
620025837

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016414
FEB 10 2016

Amount Paid \$ 4971.20
Skagit Co. Treasurer
By *W. Lynn* Deputy

THE GRANTOR(S) Lohink LLC, a Washington Limited Liability Company

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

in hand paid, conveys, and warrants to Seth Carson and Cecelia Carson, husband and wife

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

Lots 1 and 3, 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): , P119232 & P47501,

Subject to Covenants, conditions, restrictions attached hereto and made a legal part hereof

STATUTORY WARRANTY DEED
(continued)

Dated: January 25, 2016

Lohink LLC

BY: Mike Spink
Mike Spink
Managing Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mike Spink is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Lohink LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/28/16

Kelli A. Mayo
Name: _____
Notary Public in and for the State of WA
Residing at: Sequoia Woods
My appointment expires: 6/19/17



SPECIAL EXCEPTIONS

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

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

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.

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

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

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

Terms and conditions contained in Boundary Line Adjustment Quit Claim Deed

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

Lot of Record Certification and the terms and conditions thereof

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

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

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

Plat Lot of Record Certification and the terms and conditions thereof

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

Protected Critical Area Agreement and the terms and conditions thereof

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

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.