

When recorded return to:  
Scott Reed and Patricia Reed  
39904 Willard Lane  
Concrete, WA 98237



Skagit County Auditor \$76.00  
4/11/2017 Page 1 of 4 11:27AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030075

CHICAGO TITLE  
020030075

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Merrill V. Hogan and Joanne R. Hogan, 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 Scott Reed and Patricia Reed, husband and wife

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

Lot 12, WILLARD ESTATES, according to the plat thereof recorded December 23, 1999, under Auditor's File No. 199912230062, records of Skagit County, Washington, INCLUDING a 2005 66x27 Champion Silvercrest Classic Manufactured Home, Serial Number 11830553, title of which has been eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116237/ 4747-000-012-0000

Subject to:

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

Dated: April 5, 2017

*Merrill V. Hogan*  
Merrill V. Hogan  
*Joanne R. Hogan*  
Joanne R. Hogan

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171452  
APR 11 2017

Amount Paid \$ 77.20  
Skagit Co. Treasurer  
By *MG* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that  
Merrill V. Hogan and Joanne R. Hogan  
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: April 6, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
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 PLAT OF WILLARD ESTATES:

Recording No: 9912230062

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 20, 1999  
Auditor's No.: 9904200136, 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:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

3. Agreement, including the terms and conditions thereof; entered into;  
By: Willard Hendrickson  
And Between: Skagit County  
Recorded: August 17, 1998  
Auditor's No.: 9808170133, records of Skagit County, Washington  
Providing: Road variance

Reconsideration recorded October 12, 1998, under Auditor's File No. 9810120109, records of Skagit County, Washington.

4. Agreement, including the terms and conditions thereof; entered into;  
By: Willard M. Hendrickson  
And Between: Johnny V. Gallagher  
Recorded: December 23, 1999  
Auditor's No.: 9912230064, records of Skagit County, Washington  
Providing: Landscaping  
Affects: Boundaries of said plat adjacent to Lot 1 of Survey recorded in  
Volume 10 of Surveys, page 192, under Auditor's File No.  
9102040045, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: December 23, 1999  
Auditor's No(s): 199912230063, records of Skagit County, Washington  
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 23, 1999  
Auditor's No(s): 199912230063, records of Skagit County, Washington  
Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

7. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: October 15, 2004  
Auditor's No(s): 200410150003, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

8. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;  
Recorded: October 15, 2004  
Auditor's No(s): 200410150004, records of Skagit County, Washington
9. Notice contained in deed:  
Recording Date: September 17, 2004  
Recording No.: 200409170178  
Regarding: Skagit County Right to Farm Ordinance
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Plat of Willard Estates.

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.