

When recorded return to:
Jesse L. Koback
23067 Nature View Drive
Sedro Woolley, WA 98284



Skagit County Auditor
9/6/2017 Page 1 of 5 \$78.00
1:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031981

CHICAGO TITLE
620031981

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert R. Haug, Trustee of The Haug Family Trust, dated April 14, 2004
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Jesse L. Koback, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Tract 6, SKAGIT COUNTY SHORT PLAT NO. 137-79, entitled "Samish Heights, Div. No. 3",
approved June 22, 1979, and recorded June 22, 1979, in Volume 3 of Short Plats, page 132, under
Auditor's File No. 7906220055, records of Skagit County, Washington; being a portion of Sections
35 and 36, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P50696 / 360435-1-009-0606,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174214
SEP 06 2017

Amount Paid \$8015.00
Skagit Co. Treasurer

MK

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2017

Robert R. Haug, Trustee of The Haug Family Trust, dated April 14, 2004

BY: 
Robert R. Haug
Trustee

STATUTORY WARRANTY DEED
(continued)

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Robert R. Haug

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 Trustee of The Haug Family Trust, dated April 14, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 5, 2017

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

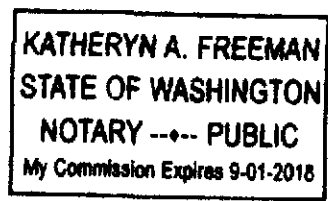


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: October 29, 1979
Recording No.: 7910290078
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: January 21, 1982
Recording No.: 8201210026
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 137-79:

Recording No: 7906220055

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 17, 1992
Recording No.: 9201170050

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recording Date: January 17, 1992
Recording No.: 9201170050
Imposed by: Samish Heights Property Owner's Association

EXHIBIT "A"

Exceptions
(continued)

6. 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.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Samish Heights Property Owner's Association
9. Assessments, if any, levied by Nature View Drive Road Association.