



201804130066

Skagit County Auditor

\$81.00

4/13/2018 Page

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8 1:45PM

When recorded return to:

Dennis Duane Horner and Rosemarie Irene Horner
12690 Wayward Way
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245400930

CHICAGO TITLE

620033009

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ashley Janz Geffe , a married woman, who acquired title as Ashley Janz, as her separate estate

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 Dennis Duane Horner and Rosemarie Irene Horner, a married couple

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

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

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

Tax/Map ID(s): 4919-000-001-0000

Tax Parcel Number(s): P125920, 4919-000-001-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/4/8
APR 13 2018

Amount Paid \$ 9,779.20
Skagit Co. Treasurer:
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2018

Ashley Janz Geffe
Ashley Janz Geffe

Doug Geffe
Doug Geffe, as to any interest he may have

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Ashley Janz Geffe and Doug Geffe are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 10, 2018

Jennie L Andrews
Name: Jennie L Andrews
Notary Public in and for the State of Washington
Residing at: Island County
My appointment expires: 03/08/2020



EXHIBIT "A"
Legal Description

PARCEL A: Lot 1, Trumpeter Heights, according to the Plat thereof recorded February 5, 2007, under Auditor's File No. 200702050117, records of Skagit County, Washington; Situated in 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. Situated in Skagit County, Washington.

SPECIAL EXCEPTIONS

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 14, 1956
Auditor's No(s): 541496, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Oil and gas pipeline

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 14, 1956
Auditor's No(s): 541505, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Oil and Gas Pipeline

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 6, 1957
Auditor's No(s): 604619, 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, disclosed by instrument(s);

Recorded: February 27, 1961
Auditor's No(s): 604619, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 21, 1966
Auditor's No(s): 692443, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 26, 1924
Auditor's No(s): 177540, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 26, 1924

Auditor's No(s): 177541, 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, disclosed by instrument(s);

Recorded: March 18, 1996

Auditor's No(s): 9603180066, records of Skagit County, Washington

In favor of: FTC Holdings, Ltd.

For: Ingress, egress and utilities

Said instrument is a re-recording of an Agreed Judgment entered March 18, 1996;

Recorded: March 18, 1996

Skagit County Cause No.: 94-2-01304-4, records of Skagit County, Washington

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof;

Recorded: March 18, 1996

Auditor's File No.: 9603180066, records of Skagit County, Washington

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;

Short Plat No.: 83-77

As Follows:

The following terms, covenants, notes and restricts noted below apply to Short Plat No. 83-77 and only the encumbrances of Short Plat 83-77 as they apply to the 60 foot access easement encumber the Short Plat herein created.

- A. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of the road.
- B. Short plat number and date of approval shall be included in all deeds and contracts.
- C. Sewage Disposal – Individual septic system.
- D. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to availability of said water.
- E. Lot 2 not to be used as a building site until approved by the appropriate government agencies.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 26, 1999

Auditor's No(s): 199910260021, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: An easement area 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

As constructed, or to be constructed on the above described property

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. 96-055:

Recording No: 200001110050

Road Maintenance Agreement, including the terms and conditions thereof; entered into;

By: Lot owners and future owners

Recorded: January 11, 2000

Auditor's No.: 200001110051, records of Skagit County, Washington

Providing: Obligation of maintenance of road

Agreement, including the terms and conditions thereof; entered into;

By: Dale Boyd, et al

And Between: Charles Dralle, et al

Recorded: January 19, 2000

Auditor's No. 200001190109, records of Skagit County, Washington

Providing: Road construction and utilities

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 4, 2000

Auditor's No(s): 200004040078, records of Skagit County, Washington

In favor of: Robert Boyd, as his separate property and Dale Boyd, as his separate property

For: Ingress, egress and utilities

Affects:

That portion of the Northerly 70 feet of Lot 1 of Short Plat 96-055, lying within a 130 foot radius measured from the intersection of the Northern boundary of said Lot 1 with the centerline of that certain 60 foot wide easement delineated on the face of that certain Survey dated December 10, 1981, and recorded December 29, 1981, under Auditor's File No. 8112290013, records of Skagit County, Washington, in Volume 3 of Surveys, page 157, records of Skagit County, Washington, referenced in that agreement recorded in Skagit County Auditor's File No. 9603180066, records of Skagit County, Washington.

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 16, 2000

Auditor's No(s): 200005160023, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For:

The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water

Affects: A 20 foot utility easement and 60 foot easement for ingress, egress and utilities as shown on Chuck Dralle Short Plat 96-055.

Terms, conditions, and restrictions of that instrument entitled Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870;

Recorded: November 18, 2004

Auditor's No(s): 200411180009, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Waiver of Development Moratorium;

Recorded: October 4, 2004

Auditor's No(s): 200410040011, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 19, 2006

Auditor's No.: 200606190191, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

Terms, conditions, and restrictions of that instrument entitled Before the Skagit County Hearing Examiner Findings, Conclusions and Recommendations, File No. P103-0925;

Recorded: September 13, 2005

Auditor's No(s): 200509130131, records of Skagit County, Washington

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 TRUMPETER HEIGHTS:

Recording No: 200702050117

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 5, 2007

Auditor's No(s): 200702050119, records of Skagit County, Washington

In favor of: Skagit County

For: Protected Critical Area

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: February 5, 2007

Auditor's No(s): 200702050120, records of Skagit County, Washington

Executed By: Skagit County

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: February 5, 2007

Auditor's No(s): 200702050121, records of Skagit County, Washington

Executed By: Chuck Dralle