

When recorded return to:
Robert D. Hopfield and Chaun D. Hopfield
59227 and 59275 State Route 20
Rockport, WA 98283



201805020068

Skagit County Auditor \$77.00
5/2/2018 Page 1 of 4 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033755

CHICAGO TITLE
620033755

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vicki L. Frank, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Robert D. Hopfield and Chaun D. Hopfield, 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.)

Lot(s): 3 Unit(S): SURVEY AF 8711100035

Tax Parcel Number(s): P45230 / 351013-0-033-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181831
MAY 02 2018

Amount Paid \$ 5,665.40
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 30, 2018

Vicki L. Frank
Vicki L. Frank

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that

Vicki L. Frank
(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 02, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45230 / 351013-0-033-0003

Parcel 3 of Survey recorded November 10, 1987 in Volume 7 of Surveys, page 120, under Skagit County Auditor's File No. 8711100035, records of Skagit County, Washington, being a portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

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

Granted to: City of Seattle
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 30, 1949
Recording No.: 435258 and 435251
Affects: Portion of said premises

2. Boundary Line Agreements including the terms, covenants and provisions thereof

Recording Date: November 10, 1987
Recording No.: 8711100038, 8711100039 and 8711100040

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 Survey:

Recording No: 8711100035

4. City, county or local improvement district assessments, if any.