



201901220112

01/22/2019 03:20 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Caleb Winkley and Kiyoko Winkley

7936 Renic Drive
Sedro Woolley, WA 98284

CHICAGO TITLE
620036596

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian D Hough and Michelle R Hough, 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 Caleb Winkley and Kiyoko Winkley, husband and wife

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

Lot 27, Elk Haven Estates as recorded August 6, 2002, under Auditor's File No. 200208060083
records of Skagit County, Washington.

Situate in Skagit County, Washington

Tax Parcel Number(s): PI19406/4797-000-027-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019209

JAN 22 2019


Amount Paid \$7,125.⁰⁰

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 17, 2018



Brian D Hough

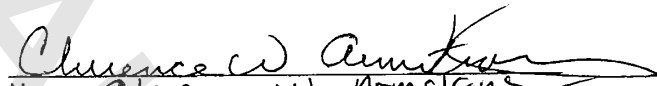


Michelle R Hough

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian D Hough and Michelle R Hough 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: 12/20/2018



Name: Clarence W. Armstrong
Notary Public in and for the State of WA
Residing at: Snohomish County
My appointment expires: 10/09/2019

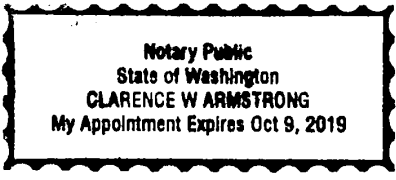


EXHIBIT "A" EXCEPTIONS

Order No.: 70105099

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

2. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

We have made no determination as to the current ownership of said reservation.

3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:

- a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
- b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
- c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

EXHIBIT "A"
EXCEPTIONS

(continued)

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: July 12, 1999

Recorded: August 12, 1999

Auditor's No: 199908120015

Purpose: ". . . utility systems for purposes of transmission, distribution and sale of gas and electricity. . .

"

Area Affected:

The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.

5. 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 **ELK HAVEN ESTATES:**

Recording No: 200208060083

6. Covenants, conditions, restrictions, assessments and easements 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: August 6, 2002

Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006 and July 9, 2009

Recording No.: 200602220047 and 200907090089

EXHIBIT "A"
EXCEPTIONS
(continued)

7. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron Valiquette & V. Valiquette

And: Skagit County

Dated: April 19, 2002

Recorded: August 6, 2002

Auditor's No.: 200208060085

Regarding: Protected Critical Area Easement Agreement

8. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 21, 2005

Auditor's No.: 200506210025

9. Covenants to prevent practices which might contaminate water supply recorded June 9, 2006, under Auditor's File No. 200606090048 and June 21, 2006, under Auditor's File No. 200606210016

10. Skagit County Permit Center: On-Site Sewage System Operation and Maintenance Agreement;

Recording Date: March 27, 2006

Recording No.: 200603270181