

**When recorded return to:**  
Deborah Heath  
304 Longtime Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4281

Oct 16 2020

Amount Paid \$9607.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620044399

Escrow No.: 620044399

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Craig Hockett and Rebecca Hockett, 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 Deborah Heath, a single person

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.)

LT 1, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-1-08

Tax Parcel Number(s): P130238 / 4779-000-013-0100

SW 13.35.4

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 7, 2020

Craig Hockett  
Craig Hockett

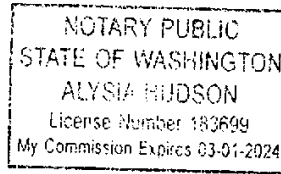
Rebecca Hockett  
Rebecca Hockett

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Craig Hockett and Rebecca Hockett 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: 10.08.2020

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Aringdon  
My appointment expires: 03.01.2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P130238 / 4779-000-013-0100**

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LOTS 1, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-1-08, RECORDED SEPTEMBER 7, 2010 UNDER AUDITOR'S FILE NO. 201009070254, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 50% INTEREST IN TRACT X, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-1-08, RECORDED SEPTEMBER 7, 2010 UNDER AUDITOR'S FILE NO. 201009070254, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND TOGETHER WITH AN UNDIVIDED 25% INTEREST IN TRACT A, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 3, 1955  
Auditor's No.: 525232, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 18, 1960  
Auditor's No.: 599945, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 7, 1979  
Auditor's No.: 7908070035, 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: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13  
  
Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.
  
4. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;  
For: Utilities  
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
  
5. Easement, including the terms and conditions thereof, conveyed by instrument;  
Dated: May 21, 1992  
Recorded: May 29, 1992  
Auditor's No.: 9205290074, records of Skagit County, Washington  
Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington  
For: Utilities

**EXHIBIT "B"**  
Exceptions  
(continued)

- Affects: A portion of the premises herein reported lying within the Northwest  
Quarter of the Southeast Quarter of Section 13
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 25, 1992  
Auditor's No.: 9206250091, 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: A portion of said premises and other property
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 20, 2001  
Auditor's No.: 200102200088, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances
8. 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 Ankey  
Heights:  
Recording No: 200108230090
9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant,  
condition or restriction based on race, color, religion, sex, handicap, familial status, or national  
origin;  
Recorded: May 29, 1992  
Auditor's No.: 9205290075, records of Skagit County, Washington  
Executed By: Virginia Ankney also known as Ginny Ankney  
As Follows: The property described in Exhibit "A" will be combined or aggregated with  
contiguous property owned by grantee, and this boundary adjustment is  
not for the purpose of creating an additional building lot
10. 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: August 10, 2001  
Auditor's No.: 200108100314, records of Skagit County, Washington

**EXHIBIT "B"**  
Exceptions  
(continued)

Executed By: LRDTD Johnson Partnership

AMENDED by instrument(s):

Recorded: January 31, 2002  
Auditor's No(s): 200201310042, records of Skagit County, Washington

Recorded: November 27, 2002  
Auditor's No(s): 200211270215, records of Skagit County, Washington

Recorded: June 25, 2004  
Auditor's No(s): 200406250159, records of Skagit County, Washington

Recorded: November 15, 2004  
Auditor's No(s): 200411150148, records of Skagit County, Washington

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: August 10, 2001  
Auditor's No(s): 200108100314, records of Skagit County, Washington

12. 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 City of Sedro-Woolley Short Plat No. SP-1-08:

Recording No: 201009070254

13. Declaration of Access and Utility Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: September 7, 2010  
Recording No.: 201009070255

14. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County

**EXHIBIT "B"**Exceptions  
(continued)

has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by City of Sedro Woolley.
17. City, county or local improvement district assessments, if any.