

When recorded return to:
Carla Hull and Bryan Hull
901 Metcalf St #104
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4651

Oct 24 2019

Amount Paid \$1829.50
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038696

CHICAGO TITLE
020038696

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curtis Hirotaka, a married man as his 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 Bryan S Hull and Carla S Hull, husband and wife

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): 27 ANKNEY HEIGHTS

Tax Parcel Number(s): P118272 / 4779-000-027-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 11, 2019



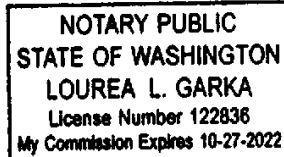
Curtis Hirotaka

State of WASHINGTONCounty of SKAGIT

I certify that I know or have satisfactory evidence that

Curtis Hirotaka

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: September 19, 2019


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118272 / 4779-000-027-0000

Lot 27, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded under Auditor's File No. 200108230090, records of Skagit County, Washington.

Situated in Skagit County, 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(s): 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 ANKNEY 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

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

Auditor's No(s).: 200108100314, records of Skagit County, Washington
 Executed By: LRDTD Johnson Partnership

AMENDED by instrument(s):

Recorded: January 31, 2002, November 27, 2002 June 25, 2004 and November 15, 2004

Auditor's No(s).: 200201310042, 200211270215, 200406250159, and 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. 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 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Ankney Heights Homeowner's Association.
15. Assessments, if any, levied by City of Sedro-Woolley.
16. City, county or local improvement district assessments, if any.