

After recording return to:

Cossie Lee Smith, Jr. and Kathy Ellen Smith
4469 SE Firmont Dr.
Port Orchard, WA 98367

182510
REAL ESTATE EXCISE TAX
PAID \$3565.00
Chelan County Treasurer
David E. Griffiths, CPA
04/10/2019 *dfil*

File No.: 14700JB
Abbreviated Legal: Lot 1, Short Plat No. 2018-089
Tax Parcel Number: 24 17 02 670 063 Parent Parcel

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance H. Vander Hoek and Deborah F. Vander Hoek, Trustees of the Vander Hoek Revocable Living Trust, dated March 15, 2012,

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys, and warrants to Cossie Lee Smith, Jr. and Kathy Ellen Smith, husband and wife the following described real estate, situated in the County of Chelan, State of Washington:

Lot 1, as delineated on Chelan County Short Plat No. 2018-089, Chelan County, Washington, recorded March 28, 2019, in Book SP-28, of Short Plats, Page 39.

Subject to All encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of record.

And Subject to those items specifically set forth on Exhibit "A"

Dated: 4/5/19

Lance H. Vander Hoek and Deborah F. Vander Hoek, Trustees of the Vander Hoek Revocable Living Trust, dated March 15, 2012

Lance H. Vander Hoek TTE
Lance H. Vander Hoek, Trustee

Deborah F. Vander Hoek TTE
Deborah F. Vander Hoek, Trustee

State of Washington
County of King

On this 5 day of April, 2019, before me personally appeared Lance H. Vander Hoek and Deborah F. Vander Hoek, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, and on oath stated that they were authorized to execute the instrument and acknowledged it as the trustees of the **Vander Hoek Revocable Living Trust** to be the free and voluntary act of such party for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Toraj Nowkhasteh
Printed Name: Toraj Nowkhasteh
Notary Public in and for the State of Washington
Residing at Redmond, WA
My Appointment expires: 05-13-2021

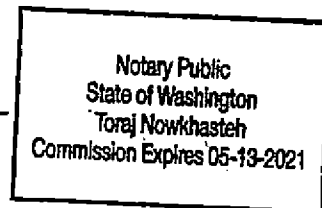


Exhibit "A"

Right of the public to make necessary slopes for cuts or fills upon the land herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

This land is included in the Icicle Irrigation District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district, and subject to easements for lateral ditches and pipelines used in connection with the district's irrigation system.

Any unpaid assessments or charges, and liability for further assessments or charges by Spring Street Water Users Association.

All covenants, conditions, restrictions, 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, reservations, easements or other servitudes, if any, disclosed by Plat of Leavenworth Land Company's First Addition To Leavenworth, recorded in Volume 1, Page 32.

Covenants, conditions and restrictions imposed by instrument recorded under Recording No. 749494, 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.

All covenants, conditions, restrictions, 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, reservations, easements or other servitudes, if any, disclosed by Ogle Short Plat No. 3076, recorded under Auditor's File No. 9507030021.

Termination of Domestic Well Use Agreement as imposed by instrument recorded on October 26, 2012 under Recording No. 2370569.

Easement and the terms and conditions thereof:

Area Affected: a portion of said premises
Purpose: Underground Utility
Recording No.: 2405059

All covenants, conditions, restrictions, 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, reservations, easements or other servitudes, if any, disclosed by Short Plat No. 2018-089, recorded under Recording No. 2493704.

Agreement and the terms and conditions thereof:

Recorded: March 28, 2019
Recording No.: 2493707
Regarding: Private Access Maintenance and Improvement

Agreement and the terms and conditions thereof:

Recorded: March 28, 2019

Recording No.: 2493706

Regarding: Waters Users Agreement

Notice of Land Use Agreement as imposed by instrument recorded on March 28, 2019 under Recording No. 2493708.

Covenants, conditions and restrictions imposed by instrument recorded under Recording No. 2493705, 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.