

AFTER RECORDING MAIL TO:



200511010032  
Skagit County Auditor

11/1/2005 Page 1 of 6 9:05AM

Name Jennifer J. Thompson

Address 14380 View Moor Drive

City, State, Zip Mount Vernon, WA 98273

Filed for Record at Request of: LAND TITLE OF SKAGIT COUNTY

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Racanello and Susie Racanello, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration

in hand paid, conveys, and warrants to Jennifer J. Thompson and Reid S. Thompson, wife and husband

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

AS HERETO ATTACHED IN SCHEDULE "A-1" AND BY THIS REFERENCE MADE A PART HEREOF

**ABBREVIATED LEGAL DESCRIPTION:** Lot 6, Kallstroms View Moor Plat

Assessor's Property Tax Parcel/Account Number: 3934-000-006-0000 (P118408)

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule "B-1" which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: October 18, 2005

Robert Racanello

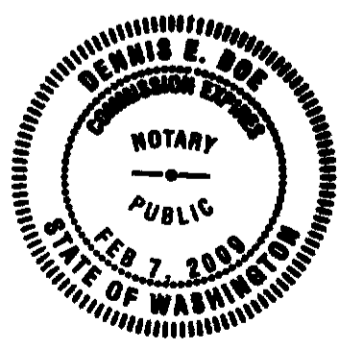
Susie Racanello

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )-ss

I certify that I know or have satisfactory evidence that Robert Racanello and Susie Racanello (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Oct 26 2005

DENNIS E. BOE  
Notary Public in and for the state of WASHINGTON  
My appointment expires: Feb 07, 2009



Amount Paid \$ 8632.00  
NOV 01 2005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
1019 #

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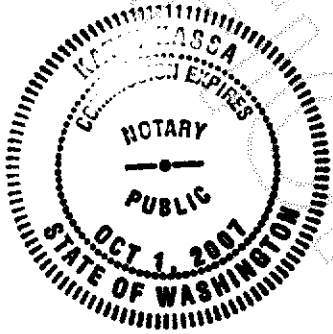
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STATE OF WASHINGTON )  
 ) SS:  
COUNTY OF SKAGIT )

On this day personally appeared before me Susie Racanello  
to me known to be the individual(s) described in and who executed the within and  
foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their  
free and voluntary act and deed, for the uses and purposed therein mentioned.

GIVEN under my hand and official seal this 27<sup>th</sup> day of October 2005.



Katie Kassa / Katie Kassa  
Notary Public in and for the State of Washington, residing at  
Mount Vernon  
My Appointment Expires on 10/01/2007



200511010032  
Skagit County Auditor

DESCRIPTION:

Lot 6, "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 8, records of Skagit County, Washington.

TOGETHER WITH that portion of the East 1/2 of vacated Sunset Street which would attach to said premises by operation of law, also

EXCEPT that portion of Lot 6 of "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," approved on October 3, 1960, and recorded on October 3, 1960, under Auditor's File No. 599420, records of Skagit County, Washington; being a portion of Section 4, Township 33 North, Range 3 East, W.M., and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 6;  
thence North 89°54'12" East along the North line of said Lot 6, a distance of 170.00 feet to the Northeast corner of said Lot 6;  
thence South 85°07'31" West a distance of 125.28 feet;  
thence North 77°05'11" West a distance of 46.35 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement for ingress, egress and utilities over, under and across the East 20 feet of the West 1/2 of vacated Sunset Street adjacent to and abutting upon Lots 13, 14 and 15 of said Kallstrom's View Moor Plat.

Situate in the County of Skagit, State of Washington.

*PR*



200511010032  
Skagit County Auditor

EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: October 13, 1960  
 Recorded: October 13, 1960  
 Auditor's No.: 599785, in Volume 132 of Deeds, page 314  
 Executed By: Glen Kallstrom and Patricia Kallstrom

AGREEMENT AMENDING RESTRICTIVE AND PROTECTIVE COVENANTS OF KALLSTROM'S VIEW MOOR PLAT:

Recorded: August 6, 2003  
 Auditor's No.: 200308060098

AMENDED RESTRICTIVE AND PROTECTIVE COVENANTS OF KALLSTROM'S VIEW MOOR PLAT:

Recorded: August 6, 2003  
 Auditor's No.: 200308060099

- B. SKAGIT COUNTY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Robert Racanello  
 Dated: May 21, 2001  
 Recorded: May 21, 2001  
 Auditor's No.: 200105210078  
 Regarding: The service and operation of Norweco's singular system

- C. Reservation contained in "Final Order of Vacation" recorded January 25, 2002, under Auditor's File No. 200201250014, as follows:

"An easement in gross is hereby reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records."  
 (Affects the East 1/2 of vacated Sunrise Street)



200511010032  
 Skagit County Auditor

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## EXCEPTIONS CONTINUED:

## D. AGREEMENT AND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Leola Robinson  
 Grantee: Racanello Construction Co.  
 Recorded: February 5, 2002  
 Auditor's No.: 200202050077  
 As Follows:

"It is further agreed that if road improvements or utilities placement are commenced for the sole benefit of one property, that property owner shall be liable for the cost and expense incurred; provided, that rules regarding participation and latecomer's fees customary in Utility Local Improvement Districts under Chapter 36.94 RCW, shall be imposed on those lots which benefit from utility or road improvements. It is further agreed that, should any of the Lots benefit from the use of the road for ingress and egress, those Lots shall be subject to assessments for maintenance of the road, as well as latecomers fees for installation."

## E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
 Purpose: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, sewer and communications, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer and electronic information on facilities.  
 Area Affected: Commencing at the intersection of View Moor Drive and Sunrise Street in said Plat; thence North 88°33'00" East along the centerline of View Moor Drive a distance of 15.00 feet; thence South 0°10'00" East parallel to the centerline of Sunrise Street a distance of 154.82 feet, more or less, to the intersection of the North line of said Lot 7, if extended Westerly, being the true point of beginning; thence continuing South 0°10'00" East a distance of 211.69 feet, more or less, to the Southerly boundary of said Kallstrom's View Moor Plat.  
 Dated: August 3, 2004  
 Recorded: September 1, 2004  
 Auditor's No.: 200409010032



200511010032  
 Skagit County Auditor

EXCEPTIONS CONTINUED:

F. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By:	Racanello Construction Inc.
Recorded:	June 10, 2002
Auditor's File No.:	200206100227

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