

When recorded return to:

Brett Hanson
P.O. Box 323
Bow, WA 98232



201007300059
Skagit County Auditor

7/30/2010 Page 1 of 4 10:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011378

STATUTORY WARRANTY DEED

THE GRANTOR(S) *Cloid W. Page and Darleen J. Page*, husband and wife
for and in consideration of Thirty Eight Thousand And No/100 Dollars (\$38,000.00)
in hand paid, conveys, and warrants to Brett A. Hanson, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, PLAT OF JANICKI COVE, DIVISION ONE, according to the plat thereof, recorded in
Volume 10 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P77723, 4185-000-010-0007

Subject to: Restrictions, Reservations and Easements of Record: See Exhibit "A" attached hereto
and by reference made a part hereof.

Dated: July 28, 2010

Cloid W. Page

Cloid W. Page

Darleen J. Page

Darleen J. Page

2292
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2010

Amount Paid \$ 681.40
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
B MKP CLOID W. PAGE AND DARLEEN S. PAGE
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: July 29 2010

Marcie K. Paleck

Name: **MARCIE K. PALECK**
Notary Public in and for the State of Washington,
Residing at: Mount Vernon WA

My appointment expires: October 15 2012



QUALIFIED DOCUMENT



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EXHIBIT "A"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: December 2, 1971

Auditor's No.: 761394, records of Skagit County, WA

In favor of: Public Utility District No. 1 of Skagit County, Washington

For: Pipe or pipes, line or lines for the transportation of water

Easement dedicated on the face of said plat;

For: Slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads

Easement, delineated on the face of said plat;

For: Utility easement

Affects: Exterior 5 feet along road

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 JANICKI COVE DIVISION 1:

Recording No: 754410

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: June 22, 1971

Auditor's No.: 754357, records of Skagit County, WA

Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: April 27, 1916; March 24, 1917 and June 16, 1918

Auditor's Nos.: Volumes 102, 106 and 110 of Deeds, Pages 560, 292 and 408

In favor of: Northern Pacific Railway Company

For: Construction and maintenance of dikes and placing and maintaining riprapping



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Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 16, 1964
Auditor's No.: 659838, records of Skagit County, WA
In favor of: State of Washington
For: 10 feet walking right-of-way only

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 25, 1950
Auditor's No.: 444378, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 20 foot strip of shorelands

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 20, 1970
Auditor's No.: 738078, records of Skagit County, WA
In favor of: Simpson Timber Company
For: Road right-of-way
Affects: 40 foot right-of-way as shown on the face of said plat

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: September 14, 1970
Auditor's No.: 743413, records of Skagit County, WA
In favor of: City of Sedro-Woolley
For: Construction, maintenance and operation of sewer pipe lines, together with right of ingress and egress

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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: June 22, 1971
Auditor's No(s): 754357, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: December 10, 1983, November 27, 1989 and June 18, 1992
Auditor's No(s): 8312100004, 8911170078 and 9206180005, records of Skagit County, Washington

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: November 8, 1982
Auditor's No(s): 8211080032, records of Skagit County, Washington
Executed by: Janicki Corporation

Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 10, 2004
Auditor's No(s): 200405100172, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Service/Access Agreement



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