

When recorded return to:
Eric Kroon
37961 Theo Lane
Concrete, WA 98237



201012030218
Skagit County Auditor

12/3/2010 Page 1 of 2 3:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620012187

BARGAIN AND SALE DEED

THE GRANTOR(S)

Whidbey Island Bank

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, bargains, sells, and conveys to Eric Kroon, an unmarried man

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

Lot 1, of "PLAT OF SKAGIT SUNSET DIVISION NO. 1", as per plat recorded in Volume 16 of Plats, pages 49 and 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P108075, 4653-000-001-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Paragraphs 1 thru 6, 9, of Chicago Title Insurance Company Order 620012187, which is attached hereto and made a part hereof; and Skagit County Right To Farm Ordinance which is attached.

Dated: November 22, 2010

Whidbey Island Bank

BY: Richard L. Rinker
Richard L. Rinker
Vice President of Special Credits

State of Washington
County of Island

I certify that I know or have satisfactory evidence that Richard L. Rinker is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of Whidbey Island Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-23-10
Sarah Johnson
Name:
Notary Public in and for the State of Washington,
Residing at: DAK HARBOUR WA
My appointment expires: 5-29-11

3000
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 03 2010
Amount Paid \$
Skagit Co. Treasurer
By CM Deputy

BARGAIN AND SALE DEED

(continued)

SCHEDULE B

SPECIAL EXCEPTIONS

1. 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 SKAGIT SUNSET DIV. NO. 1:

Recording No: 9506080039
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 7, 1993
Auditor's No(s): 9310070104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 10 feet of said premises being parallel to and coincident with the road
3. 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.
4. Notes on the face of Short Plat 42-89, as follows:
 - A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
 - B. Short Plat number and date of approval shall be included in all deeds and contracts.
 - C. Zoning - Residential reserve.
 - D. Sewage disposal - individual septic systems.
 - E. Water - Skagit County Water District No. 1
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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:
Recorded: June 8, 1995 -
Auditor's No(s): 9506080040, records of Skagit County, Washington
Executed by: George J. Theodoratus and Lois M. Theodoratus, husband and wife
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 8, 1995
Auditor's No(s): 9506080040, records of Skagit County, Washington
Imposed By: George J. Theodoratus and Lois M. Theodoratus, husband and wife
9. Liability to future assessments, if any, as disclosed by document recorded June 8, 1995, under Auditor's File No. 9506080040, records of Skagit County, Washington.

Skagit County Right To Farm Ordinance

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.



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