

When recorded return to:
Justin Herzog and Katherine Herzog
16460 Country Club Drive
Burlington, WA 98233



201102150247
Skagit County Auditor
2/15/2011 Page 1 of 2 2:21PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620012530

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas A. O'Brien-Wilson and Rosemary O'Brien-Wilson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Justin C. Herzog and Katherine Y. Herzog, husband and wife

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

Lot 11, Country Club Addition No. 3, as per plat recorded in Volume 8 of Plats, page 82, records of
Skagit County, Washington.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P64580

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Order 620012530, which is attached hereto
and made a part hereof, and Skagit County Right To Farm Ordinance, which is attached.

Dated: February 10, 2011

Thomas A. O'Brien-Wilson

Rosemary O'Brien-Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#428

FEB 15 2011

Amount Paid \$ 4811.00
Skagit Co. Treasurer
By Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Thoms A. O'Brien-Wilson and Rosemary
O'Brien-Wilson are the person(s) who appeared before me, and said person(s) acknowledged that
they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated: February 11, 2011

Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012



EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company
Purpose: Pipe line
Recording Date: May 14, 1964
Recording No.: 650523
Affects: A 25 foot strip along the easterly line of a portion of the subject property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington
Purpose: Sewer
Recording Date: July 24, 1974
Recording No.: 810828
Affects: All roads within the plats of Country Club Addition Nos. 1, 2, 3, and 4
3. 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 Country Club Addition No. 3.
4. Covenants, conditions and restrictions 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 in the document

Recording Date: December 29, 1964
Recording No.: 660292
5. Liability for taxes for the year 2011 in an amount that is not yet available.

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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