

When recorded return to:  
Andrew and Melissa LeFave  
3808 Copper Pond  
Anacortes, WA 98221



201105040087  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620012954

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Bohica LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Andrew M. LeFave and Melissa M. LeFave, husband and wife

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

Lot 30, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, according to the plat  
thereof, recorded in Volume of Plats, pages 70 through 72, records of Skagit County, Washington;

<sup>16</sup>  
Situated in Skagit County, Washington.

Tax Parcel Number(s): P108199, 4661-000-030-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule "B", Special Exceptions, Chicago Title Insurance Order 620012954, and Skagit County Right  
To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: May 2, 2011

Bohica LLC

BY: 

Kathleen Bovenkamp-Wilson, Manager

BY: 

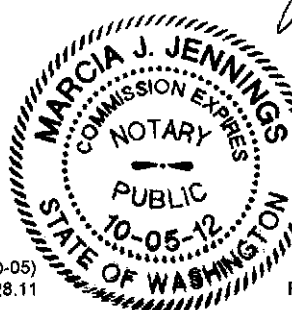
Russell Wilson, Manager

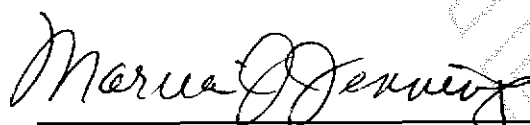
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kathleen Bovenkamp-wilson and Russell Wilson  
are the person(s) who appeared before me, and said person acknowledged that they signed this  
instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as  
the Managers of Bohica LLC to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: May 3, 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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1315  
MAY 04 2011

Amount Paid \$ 5612.00  
Skagit Co. Treasurer  
By man Deputy

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 COPPER POND PLANNED UNIT DEVELOPMENT:

Recording No: 9509110092

2. Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line(s), together with necessary appurtenances, granted by instrument  
Recorded: August 17, 1962  
Auditor's No.: 625248 and 625249, records of Skagit County, WA  
To: Puget Sound Power & Light Company

3. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: September 11, 1995  
Auditor's No.: 9509110140, records of Skagit County, WA  
In favor of: Port of Anacortes  
For: Free and unobstructed use and passage of all types of aircraft

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons.  
Recorded: September 11, 1995  
Auditor's No.: 9509110141, records of Skagit County, WA  
Executed by Creekside Village Development Company

AMENDED by instrument recorded March 20, 1997, under Auditor's File No. 9703200089, records of Skagit County, Washington.

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
Recorded: September 11, 1995  
Auditor's No.: 9509110141, records of Skagit County, WA
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Assessments, if any, levied by Copper Pond Homeowner's Association.
9. Possible encroachment of out building onto Tract F disclosed by Homeowners Association.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.



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## 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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