



201105110029

Skagit County Auditor

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When recorded return to:  
Lucas Simpson and Leah Simpson  
2505 North Woods Loop Road  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620012974

CHICAGO TITLE

620012974

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Particka and Chrislyn Particka, 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 Lucas M Simpson and Leah M Simpson, husband and wife

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

Lot 17, PLAT OF NORTH WOODS, as recorded February 13, 2003, under Auditor's File No.  
200302130139, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P120036, 4810-000-017-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company order 620012974, and Skagit  
County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: May 5, 2011

Michael Particka By: Chrislyn Particka, his Attorney in Fact

Michael Particka  
By: Chrislyn Particka, his Attorney in Fact

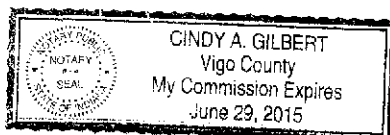
Chrislyn Particka  
Chrislyn Particka

State of Indiana

County of Vigo

I certify that I know or have satisfactory evidence that Chrislyn Particka is the person(s) who appeared  
before me, and said person acknowledged that she signed this instrument for herself and also as the  
Attorney in Fact for Michael Particka and acknowledged to me that she signed and sold the same as  
her own free and voluntary act and deed for herself, and also as her free and voluntary act and deed  
as Attorney in Fact for said Michael Particka in the capacity and for the uses and purposes therein  
mentioned, and that said principal is not deceased nor incompetent.

Dated: May 10, 2011



Statutory Warranty Deed (LPB 10-06)  
WA0000069.doc / Updated: 02.28.11

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1394

MAY 11 2011

Amount Paid \$3832.<sup>00</sup>  
Skagit Co. Treasurer  
By nam Deputy

Cindy A Gilbert

Name:  
Notary Public in and for the State of Indiana,  
Residing at:  
My appointment expires: 6/29/2015

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 6, 2001  
Auditor's No(s): 200111060118, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: This and other property
2. 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 NORTH WOODS:  
  
Recording No: 200302130139
3. 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: February 13, 2003  
Auditor's No(s): 200302130140, records of Skagit County, Washington
4. Reservations contained in deed:  
  
Recording Date: November 24, 2004  
Recording No.: 200411240057  
Regarding: Skagit County Right to Farm Ordinance
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by North Woods Homeowner's Association.

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.

### 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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Skagit County Auditor