

When recorded return to:
Christina L. Hagerty
23511 Molly Lane
Mount Vernon, WA 98274



201108170033
Skagit County Auditor

8/17/2011 Page 1 of 4 3:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013464

CHICAGO TITLE
620013464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard E. Skeen, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Christina L. Hagerty, an unmarried person, as her separate
property

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

Lot 17, BIG LAKE HEIGHTS, according to the plat thereof, recorded in Volume 16 of Plats, pages
118 through 120, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P109291, 4680-000-017-0000

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 10, 2011

Richard E. Skeen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2478

AUG 17 2011

Amount Paid \$ 3969.06
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

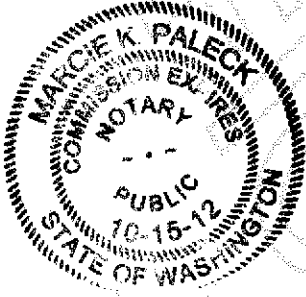
County SKAGIT of SKAGIT

I certify that I know or have satisfactory evidence that

RICHARD E SKEEN

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: August 12 2011



Marcie K. Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: MOULT VERNON, WA
My appointment expires: October 15, 2012



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1979
Auditor's No(s): 895468, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sanitary sewers
Affects: An undisclosed portion of said plat
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 23, 1991
Auditor's No(s): 9107230021, records of Skagit County, Washington
In favor of: Alamo Limited Partnership
For: Ingress, egress and utilities
Affects: Exact location and extent of easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 14, 1995
Auditor's No.: 9508140065, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Constructing extensions to the sewer system
Affects: Exact location and extent of easement is undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 17, 1996
Auditor's No.: 9607170042, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County
For: A perpetual right-of-way or easement for sewer mains
Affects: Portion of Big Lake Heights
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 17, 1996
Auditor's No.: 9607170043, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County
For: A perpetual right-of-way or easement for sewer mains
Affects: Portion of Big Lake Heights
6. Agreement, including the terms and conditions thereof, entered into;
By: John F. Collins
And Between: Skagit County Sewer District No. 2
Recorded: June 18, 1981
Auditor's No.: 8106180032, records of Skagit County, Washington
Providing: Terms and conditions of sewer hook-up and usage
7. Agreement, including the terms and conditions thereof, entered into;
Between: Ralph Schuck and Skagit County Sewer District No. 2
Recorded: August 14, 1995
Auditor's No.: 9508140065, records of Skagit County, Washington
Providing: Extension of sewer mains
8. Terms and conditions of that Variance;
Recorded: July 17, 1996
Auditor's No.: 9607170037, records of Skagit County, Washington
Variance No.: FPT 93-012
9. Terms and conditions of that Variance;
Recorded: July 10, 1995
Auditor's No.: 9507100104, records of Skagit County, Washington
Variance No.: SHL 95-020



201108170033
Skagit County Auditor

EXHIBIT "A"
Exceptions

10. 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 BIG LAKE HEIGHTS:

Recording No: 9608060054

11. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: September 20, 2000
Recording No.: 200009200004

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Skagit County Sewer District.

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.

