

When recorded return to:
Laura Dunn
10840 Deliban St
Tujunga, CA 91042



201109230111
Skagit County Auditor

9/23/2011 Page 1 of 5 4:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013718

CHICAGO TITLE
620013718

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven F. Lieberg and Linda Lieberg, 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 Laura ^{D.}Dunn, a single person, as her separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 40, PLAT OF SEAVIEW DIV. NO. 3, according to the plat thereof, recorded in Volume 14 of
Plats, pages 99 and 100, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P83612, 4511-000-040-0006

Subject to: Covenants, conditions, restrictions and easements of record:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 22, 2011

Steven F. Lieberg

Linda Lieberg

20112859
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 23 2011

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

STEVEN F. LIEBERG AND LINDA LIEBERG

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: September 23 2011

MARCIE K. PALECK

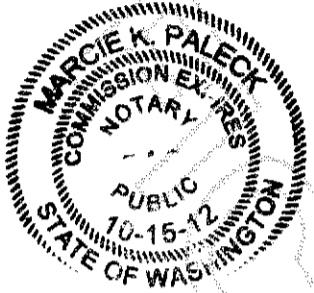
Marcie Paleck

Name: _____

Notary Public in and for the State of _____

Residing at: MOUNT VERNON, WA

My appointment expires: Oct. 15 2012



201109230111

Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys,
and roads and where water might take a natural course

2. Easement provisions contained on the face of said plat, as follows:

Utility easements as shown on this plat are hereby reserved for and granted to Puget Sound Power & Light Company, Cascade Natural Gas Co., TV Cable Company, General Telephone Co., Del Mar Community Services, and their respective successors and assigns under and upon Tracts A and B and the locations as indicated on said plat and the above described access and utility easement serving the lots of the plat of Seaview Div. No. 3 in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, and waterlines with necessary facilities and other equipment for the purposes of serving the subdivision and other property with gas, electric, water, television, and telephone service.

3. Provisions contained in Dedication of said plat, as follows:

Following reasonable original grading of the ways and roads hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights of way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains, or re-routing thereof across any lots, as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owners.

4. Note contained on the face of said plat, as follows:

In the event that the owners of any of the lots within the plat petition the County Commissioners to include any of the private roads into the County Road System, it is hereafter agreed by said lot owners that the roads shall first be constructed to prevailing county standards and to the County Engineer's approval by said lot owners. Additionally, any planters, landscaping, or landscape features within the road right of way shall be removed

5. Easement delineated on the face of said plat;
For: Access and utility
Affects: Portions of said premises

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition 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 but does not discriminate against handicap persons;
Recorded: November 16, 1989
Auditor's No(s): 8911160033, records of Skagit County, Washington

Amended by instrument(s):
Recorded: May 23, 1991
Auditor's No(s): 9105230047, records of Skagit County, Washington

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 16, 1989
Auditor's No(s): 8911160033, records of Skagit County, Washington



EXHIBIT "A"

Exceptions

Imposed By: Seaview Homeowners Association

8. Terms and provisions of that certain contract

Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
By: O.B. McCorkle and Esther McCorkle, husband and wife; and
Between: Del Mar Community Service, Inc., a Washington corporation
Providing: Amount other matters for the certificates of membership

9. Note contained on the face of Short Plat as follows:

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.

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 9, 1963
Auditor's No(s): 630694, records of Skagit County, Washington
Imposed By: Del Mar Community Service, Inc.

11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition 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 but does not discriminate against handicap persons;

Recorded: July 12, 1993
Auditor's No(s): 9307120076, records of Skagit County, Washington

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 12, 1993
Auditor's No(s): 9307120076, records of Skagit County, Washington
Imposed By: Seaview Div. III Homeowners Association

13. Building setback line as delineated on the face of said plat.

14. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition 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 but does not discriminate against handicap persons;

Recorded: July 12, 1993
Auditor's No(s): 9307120076, records of Skagit County, Washington
Executed By: Seaview Div. III Homeowners Association

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 12, 1993
Auditor's No(s): 9307120076, records of Skagit County, Washington
Imposed By: Seaview Div. III Homeowners Association



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Skagit County Auditor

EXHIBIT "A"

Exceptions

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.

