

When recorded return to:  
Blake Perry  
17873 Valley Ridge Lane  
Mount Vernon, WA 98274



201110140075  
Skagit County Auditor

10/14/2011 Page 1 of 4 2:07PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013077

CHICAGO TITLE  
620013077

### STATUTORY WARRANTY DEED

THE GRANTOR(S) BRADLEY N. TEETER and ANITA O. KYTE, 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 Blake Perry and Shannon M. Wilson, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL-07-0567 as approved February 1, 2008 and  
recorded February 1, 2008, under Auditor's File No. 200802010077, records of Skagit County,  
Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P101352, 340433-3-004-0600

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

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

Dated: October 12, 2011

Bradley N. Teeter  
BRADLEY N. TEETER  
Anita O. Kyte  
ANITA O. KYTE

20113107  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 14 2011

Amount Paid \$ 8771.50  
Skagit Co. Treasurer  
By WF Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY SKAGIT of SKAGIT

I certify that I know or have satisfactory evidence that

BRAQUEY N. TREJER & ANITA O. KYTE  
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: OCT. 12, 2011



Judith Anne Williams  
Name: JUDITH ANNE WILLIAMS  
Notary Public in and for the State of WASHINGTON  
Residing at: STANWOOD, WA  
My appointment expires: 10/29/14



201110140075  
Skagit County Auditor

10/14/2011 Page 2 of 4 2:07PM

**EXHIBIT "A"**  
**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 SKAGIT COUNTY SHORT PLAT NO. 91-68:

Recording No: 9112270001

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 9, 1992  
Auditor's No.: 9206090147, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 5, 1989  
Auditor's No(s): 8912050019, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light, Cascade Natural Gas, Skagit County  
P.U.D., Telephone, Cable and T.V.  
For: Ingress and egress and utilities only  
Affects: The East 60 feet of the West 195 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter in Section 33, Township 34 North, Range 4 East of the Willamette Meridian
4. Matters as disclosed and/or delineated on the face of the following Short Plat:  
  
Recording Date: August 22, 1990  
Recording No.: 900820012  
Short Plat No.: 90-35
5. Matters as disclosed and/or delineated on the face of the following recorded survey:  
  
Recording Date: November 15, 2006  
Recording No.: 200611150003
6. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: March 21, 2005  
Auditor's No(s): 200503210143, records of Skagit County, Washington
7. Agreement, including the terms and conditions thereof, entered into;  
By: Bradley N. Teeter and Anita O. Kyte  
And Between: McNeerney/Emery, Shepard and Rowland  
Recorded: February 1, 2008  
Auditor's No. 200802010079, records of Skagit County, Washington  
Providing: Road Maintenance
8. 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



**EXHIBIT "A"**  
**Exceptions**

said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY  
SHORT PLAT NO. PL-07-0567:

Recording No: 200802010077

9. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 1, 2008  
Recording No.: 200802010078

10. Maintenance Agreement and the terms and conditions thereof:

Recording Date: February 1, 2008  
Recording No.: 200802010079

11. 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: May 6, 2009  
Recording No.: 200905060103

12. Liability to future assessments, if any, levied by Road Maintenance Agreement recorded February 1, 2008, under Auditor's File No. 200802010079, records of Skagit County, Washington.

13. City, county or local improvement district assessments, if any.

**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.