

When recorded return to:  
Scott Corcoran and Renee D. Corcoran  
17654 Tiffany Way  
Mount Vernon, WA 98274



201110240074  
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.: 620010802

CHICAGO TITLE  
620010802

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ella Bertschi, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00)  
in hand paid, conveys, and warrants to Scott Corcoran and Renee D. Corcoran, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, PLAT OF LITTLE MOUNTAIN ESTATES, DIVISION NO. 1, according to the plat thereof,  
recorded in Volume 14 of Plats, page 86, records of Skagit County, Washington.

Tax Parcel Number(s): P83693, 4516-000-003-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620010802; and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 20, 2011

Ella Bertschi  
Ella Bertschi

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

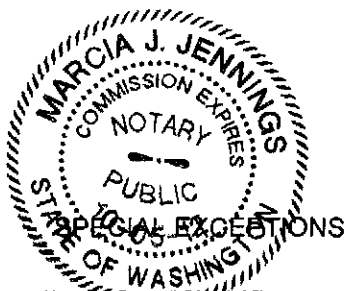
20113191  
OCT 24 2011

Amount Paid \$ 6982.60  
Skagit Co. Treasurer  
By man Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Ella Bertschi  
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: October 24, 2010



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2012

## SCHEDULE "B"

### Special Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 1949  
Auditor's No(s): 432573, records of Skagit County, Washington  
For: To take water from well and maintain a water pipe line from said well, together with rights of ingress and egress  
  
The legal description contained in said easement is not sufficient to determine its exact location within said premises.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 23, 1963  
Auditor's No(s): 631225, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 17, 1989  
Auditor's No(s): 8908170075, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Exterior 10 feet adjacent to streets and a 2.5 strip of land adjacent to the interior lot lines
4. Easement delineated on the face of said plat;  
For: Drainage  
Affects: West 10 feet of said premises

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

An easement is hereby reserved and granted to Skagit County, Puget Sound Power and Light Co., Public Utility District No. 1, Continental Telephone, Cascade Natural Gas Corp. and their respective successors and assigns under and upon the specific roads and easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixture and appurtenances attached thereto, for the purposes of providing utility services to the plat and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for any damage it causes to any real property owner in the plat by excepting these rights.

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 23, 1963  
Auditor's No(s): 631226, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

7. Notes as shown on the face of said plat, as follows:

Lots 1-6 and Lot 8 have alternate on-site sewage systems that have special design, construction, and maintenance requirements. See Health Officer for details.

Zoning – Residential, Water – P.U.D. No. 1.

Equipment – 20 foot Theodolite with EDM, closed traverse.



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## **SCHEDULE "B"**

8. **Special Exceptions (continued)**  
Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: September 7, 1989  
Auditor's No(s): 8909070008, records of Skagit County, Washington  
Executed By: Howard P. Smiley and V. Ruth Smiley
9. Covenant and restrictions contained in Agreement for an alternative sewage system;  
Recorded: February 19, 1991  
Auditor's No.: 9102190039, records of Skagit County, Washington
10. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their existing course so as to discharge upon any public road rights of way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owners of any lot, shall be done by and at the expense of such owner.

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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