

When recorded return to:
Christopher Dalziel and Jennifer Dalziel
3819 W. 12th St
Anacortes, WA 98221



201111040078
Skagit County Auditor

11/4/2011 Page 1 of 3 3:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013929

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale A. Fowler and Elizabeth Wilson-Fowler, 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 Christopher Dalziel and Jennifer Dalziel, husband and wife

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

Abbreviated Legal: Lot 3, Anacortes SP NO. 98-004, as more fully described in Exhibit "A" which
is attached hereto and made a part hereof.

Tax Parcel Number(s): P115772, 3834-010-007-0300

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013929; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 13, 2011

Dale A. Fowler
Dale A. Fowler

Elizabeth Wilson-Fowler
Elizabeth Wilson-Fowler



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
DALE A. FOWLER and ELIZABETH WILSON-FOWLER
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 13, 2011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113369
NOV 04 2011

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WASHINGTON
Residing at: La Conner
My appointment expires: 2-9-15

Amount Paid \$ 8282.00
Statutory Warranty Deed (Skagit Co) Treasurer
WA0000059.doc / Updated: 05.17.11
MM Deputy

EXHIBIT "A"

For APN/Parcel ID(s): P115772 and 3834-010-007-0300

Lot 3 of ANACORTES SHORT PLAT NO. 98-004 as approved May 18, 1999 and recorded May 24, 1999 in Volume 14 of Short Plats, pages 30 and 31, under Auditor's File No. 9905240012, records of Skagit County, WA,

Being a portion of Block 1324, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11 and Blocks 10 and 11, PLAT OF TUTTLE & BUCKLYE'S PLAT OF ANACORTES, according to the plat thereof recorded in Volume 2, page 23,

TOGETHER WITH vacated streets.

Situated in Skagit County, WA

SCHEDULE "B":

SPECIAL EXCEPTIONS

1. 1.Terms and conditions set forth on Short Plat, recorded May 24, 1999 under Auditor's File No. 9905240012, as follows:
 - a. Surface water management controls shall be implemented to the city engineer's specifications/ordinance No. 2441 and shall specifically protect downstream property owners.
 - b. A silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the course of construction.
 - c. Connection to city water for all lots, with fire hydrants located as approved by the city fire chief.
 - d. Connection to city sewer for all lots.
 - e. 30 feet of property shall be dedicated to the city fronting the North and West side of 29th Street in the general vicinity of West "I" and West "J" Avenues.
 - f. All utilities shall be constructed to city standards.
 - g. The 30' access and utilities easement shown on Lots 2 and 3 is for future development.
2. Owner's Declaration set forth on plat as follows:

Know all men by these presents that we the undersigned owner's, hereby declare this short subdivision was made with our free consent and in accordance with our wishes. No declaration of restrictive covenants will be filed with this short subdivision. We further declare that this land described by this short subdivision has not been previously short platted within the preceding five (5) years and may not be further subdivided within five (5) years from the date of the approval of this short plat.
3. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant 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 1, 1999
Auditor's No.: 199911010168, records of Skagit County, WA
4. Assessments or charges and liability to further assessments or charges, including the terms.



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SCHEDULE "B"
Continued

covenants, and provisions thereof, and deemed to be a general scheme of development, disclosed in instrument

Recorded: November 1, 1999
Auditor's No.: 199911010168, records of Skagit County, WA
Imposed by: Rock Ridge Homeowners' Association

5. Easement delineated on the face of said short plat
For: Utilities
Affects: The Northwesterly 10' of said lot
6. Easement delineated on the face of said short plat
For: Utilities and access
Affects: The Southwesterly 30' of said lot
7. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,

Recording Date: November 17, 2009
Recording No.: 200911170054
8. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.

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.

