When recorded return to: Denise L. Yeager 11344 Michael Place Burlington, WA 98233



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Filed for record at the request of:



425 Commercial Mount Vernon, WA 98273 Escrow No.: 620014116 CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon Skogmo, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Denise L. Yeager, an unmarried woman

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

Lot 9, PLAT OF KABALO HEIGHTS, according to the Plat thereof recorded under Auditor's File No. 200005250077, records of Skagit County, Washington.

Situated in Skagit County, Washington,

Tax Parcel Number(s): P116817, 4753-000-009-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Order 620013116; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013515

NOV 18 2011

State of Washington

Amount Paid \$ | 2,82 | 90

Skagit Co. Treasurer

Deputy

I certify that I know or have satisfactory evidence that

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 yoluntary act for the uses and purposes mentioned in this instrument.

Dated: Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley

SPECIAL EXCEPTIONS PUBLIC & My appointment expires: 10/5/2

SPECIAL EXCERTIONS 10-05 Statutory Warranty Deed (LPS 1045); OF WA0000059.doc / Updated: 05-05-15-11-11-11-11

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SCHEDULE "B"

Special Exceptions

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 PLAT OF KABALO HEIGHTS

Recording No. 200005250077

2. Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: March 11, 1960

Auditor's No : 591915, records of Skagit County, Washington

In favor of: J.D. Benotsen and Gretchen Benotsen, husband and wife

Roadway For:

Said plat, the exact location and extent of said easement is undisclosed of Affects:

record

Said easement contains, among other things, provisions for maintenance by the common users

Easement, including the terms and conditions thereof, granted by instrument; 3.

Recorded: January 10, 1964

Auditor's No.: 645278, records of Skagit County, Washington

Olympic Pipe Line Company In favor of:

Right-of-way for pipelines and appurtenances For:

Westerly portion of the East Half of the Northwest Quarter Affects:

This easement was amended and restate by an instrument;

January 22, 2001 Recorded:

200101220007, records of Skagit County, Washington Auditor's No.:

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 4. but omitting any covenants 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 applicable law;

October 19, 2000 Recorded:

200010190054, records of Skagit County, Washington Auditor's No(s).:

Donald H. Leavitt, Manager, Kabalo Heights Executed By:

5. Assessments or charges and liability to further assessments or charges, including the terms,

covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 19, 2000

Auditor's No(s).: 200010190054, records of Skagit County, Washington

Imposed By: Donald H. Leavitt, Manager, Kabalo Heights

Affects: Lots 1-20 Kabalo Heights

6. Easement, including the terms and conditions thereof, disclosed by instrument;

September 1, 1993 Recorded:

Auditor's No.: 9309010028, records of Skagit County, Washington

In favor of: Florence A. Berry

Ingress, egress and utilities For:

Said plat, the exact location and extent of said easement is undisclosed of Affects:

record

7. Easement, including the terms and conditions thereof, granted by instrument,

Dated: May 25, 2000 May 25, 2000 Recorded:

Auditor's No.: 200005250078, records of Skagit County, Washington

Public In favor of:

The use and unobstructed passage of aircraft over and above said lands For:

8. Right of way for ditches, constructive notice of which is contained in various instruments of record.

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

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SCHEDULE "B"

Special Exceptions

9// Agreement, including the terms and conditions thereof; entered into;

By: Florence A. Berry

And Between: P. Michael Loughlin and Kristene A. Loughlin, husband and wife

Recorded: September 1, 1993

Auditor's No.: 9309010028, records of Skagit County, Washington

10. Agreement, including the terms and conditions thereof; entered into;

By: Mike Loughin Skagit County April 24, 1998

Auditor's No. 9804240008, records of Skagit County, Washington Approval of preliminary plat of Kabalo Heights

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: May 25, 2000 Recording No. 200005250077

Matters shown: Fence

12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for

transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: July 6, 1940

Auditor's No.: 327185, records of Skagit County, Washington

Executed By: The Federal Land Bank of Spokane

As Follows: Reserving unto the Federal Land Bank of Spokane 50% of all minerals, oil

and gas in or under the above described land

13. Terms, conditions and restrictions of that Native Growth Protection Area Covenant;

Recorded: December 1, 2000

Auditor's No.: 200012010137, records of Skagit County, Washington

Agreement, including the terms and conditions thereof, entered into;

By: Kabalo Heights, LLC

And Between: Kabalo Heights Homeowners Association

Recorded: June 24, 2002

Auditor's No. 200206240174, records of Skagit County, Washington

Providing: Storm water easement

15. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 22, 2001

Auditor's No(s).: 200101220007, records of Skagit County, Washington

In favor of: Olympic Pipeline Company

For: Amended and restated easement for pipeline

16. Agreement, including the terms and conditions thereof, entered into:

By: Jon Skogmo And Between: Skagit County Recorded: May 23, 2008

Auditor's No. 200805230039, records of Skagit County, Washington

Providing: Septic System

17. Terms, conditions, and restrictions of that instrument entitled Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs;

Recorded: May 30, 2008

Auditor's No(s).: 200805300144, records of Skagit County, Washington

Plat Lot of Record Certification

Recording Date: May 12, 2008 Recording No.: 200805120153

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

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

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SCHEDULE "B" Special Exceptions

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.

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

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