

When recorded return to:  
Christopher D. Bookout  
3518 Marion Way  
Anacortes, WA 98221



201112010120  
Skagit County Auditor

12/1/2011 Page 1 of 4 3:33PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620014259

CHICAGO TITLE  
620014259

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis S McCarthy and Magdalen A. McCarthy, 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 D. Bookout a single man, as his separate estate  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 35, CEDAR GLEN PLAT PHASE II, according to the plat thereof, recorded November 13, 2003  
under Auditor's File No. 200311130098, records of Skagit County, Washington.

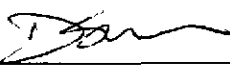
Situated in Skagit County, Washington.

Tax Parcel Number(s): P121006, 4825-000-035-0000

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

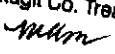
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 1, 2011

  
Dennis S McCarthy

  
Magdalen A. McCarthy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113663  
DEC 01 2011

Amount Paid \$ 5968.00  
Skagit Co. Treasurer  
By  Deputy

(continued)

COUNTY of SILAGIT

\_\_\_\_\_ 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: December 1 2011

MARCHENK, PALECE

Name: \_\_\_\_\_

Notary Public in and for the State of Washington

Residing at: Moores Creek, WA

My appointment expires: October 15, 2012



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

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 20, 1981  
Auditor's No(s): 8108200071, records of Skagit County, Washington  
In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns  
For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services..."
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 11, 1981  
Auditor's No.: 8109110033, 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, granted by instrument;  
Recorded: March 31, 2003  
Auditor's No.: 200303310327, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 4, 2003  
Auditor's No(s): 200309040153, records of Skagit County, Washington  
In favor of: Port of Anacortes, a Washington municipal corporation  
For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft  
Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 4, 2003  
Auditor's No(s): 200309040153, records of Skagit County, Washington  
In favor of: Port of Anacortes, a Washington Municipal Corporation  
For and Affects: Perpetual exclusive easement for the free and unobstructed use and passage of all types of aircraft, over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property
6. 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 CEDAR GLEN PLAT PHASE II:**  
  
Recording No: 200311130098
7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.



## 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.



201112010120  
Skagit County Auditor