

When recorded return to:

Matthew Gjersee and Michelle R. Gjersee
18820 Big Lake Ridge Place
Mount Vernon, WA 98274



201112190083

Skagit County Auditor

12/19/2011 Page

1 of

5 2:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014346

CHICAGO TITLE

620014346

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeret Garcia and Donna Garcia, 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 Matthew Gjersee and Michelle R. Gjersee, husband and wife

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

Lot 4, BIG LAKE RIDGE, according to the plat thereof, recorded in Volume 16 of Plats, pages 8 and 9, records of Skagit County, Washington.

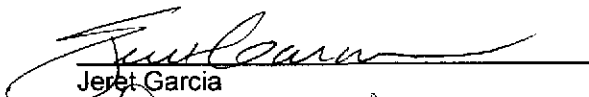

Situated in Skagit County, Washington.

Tax Parcel Number(s): P106955, 4639-000-004-0003

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

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

Dated: December 13, 2011


Jeret Garcia

Donna Garcia

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113856

DEC 19 2011

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Jeret Garcia & Donna Garcia
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: 12/15/11

Deborah K. Flick
Name: Deborah K. Flick
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 8/19/14

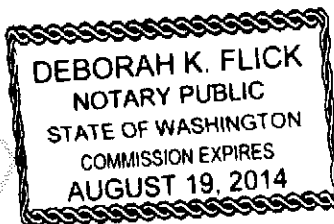


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 26, 1993
Auditor's No.: 9307260075, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains
Affects:

A 10-foot wide easement for sanitary sewer in a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, lying within the Easterly Half of that certain abandoned railroad right-of-way as Quiet Titled by Skagit County Superior Court Case No. 87-2-00748-3, dated November 8, 1988.

Said 10-foot strip to be 5 feet on either side of the following described line (side lines to be lengthened or shortened as necessary to conform with property lines).

Beginning at the Northeast corner of Lot 1 Skagit County Short Plat No. 91-097, approved May 12, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 82, under Auditor's File No. 9205130031, records of Skagit County, Washington; being a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian; thence South 89°06'00" West a distance of 205.56 feet along the Northerly line of said Lot 1 and its Westerly projection to the true point of beginning of said line; thence South 30°22'03" East a distance of 19.91 feet; thence South 09°49'00" East a distance of 226.66 feet; thence South 09°06'02" East a distance of 400.03 feet; thence South 15°31'52" East a distance of 6.34 feet to the Westerly projection of the South line of said Lot 1, Skagit County Short Plat No. 91-097 and the terminus of said line.

(Said easement also shown on the face of the plat).

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 17, 1993
Auditor's No.: 9309170054, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer main
Affects:

A 20-foot wide easement for sanitary sewer in a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

The North 20 feet of Lot 1, Skagit County Short Plat No. 91-097, approved May 12, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 82, under Auditor's File No. 9205130031, records of Skagit County, Washington; being a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian.

AND ALSO a portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northerly and Southerly through Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, which lies Easterly of the centerline of said right-of-way and which lies between the Westerly extension of the North and South lines of said Lot 1, Skagit County Short Plat No. 91-097, described as follows:

Beginning at the Northwest corner of previously described Lot 1, Skagit County Short Plat No. 91-097;
thence South 89°06'00" West a distance of 50.61 feet along the Westerly projection of the North line of said Lot 1 (also being the South line of that certain 30-foot wide street right-of-way shown on the face of Plat 1 of Sulphur Springs Lake Tracts recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington), to the centerline of said Northern Pacific Railroad right-of-way;
thence South 09°49'00" East a distance of 20.24 feet along the centerline of said Northern Pacific Railroad right-of-way to a point 20 feet South as measured perpendicular to, of the South margin of said 30-foot wide street right-of-way;
thence North 89°06'00" East a distance of 50.61 feet parallel with the South margin of said 30-foot wide street right-of-way to the West line of said Lot 1, Skagit County Short Plat No. 91-097;
thence North 09°49'00" West a distance of 20.24 feet along the West line of said Lot 1, Skagit County Short Plat No. 91-097 to the true point of beginning.



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(Said easement also shown on the face of the plat).

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 8, 1994
Auditor's No.: 9408080068, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads 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 spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

Said easement also shown on the face of the plat.

4. 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 BIG LAKE RIDGE:

Recording No: 9410280082

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 12, 1996
Auditor's No.: 9608120117, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains
Affects:

A 20-foot wide easement for sanitary sewer in a portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly, through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian, which lies Easterly of the centerline of said right-of-way and which lies between the Westerly extension of the North and South lines of Lot 1, Skagit County Short Plat No. 91-097, approved May 12, 1992, and recorded May 13, 1992, in Volume 10 of Short Plats, page 82, under Auditor's File No. 9205130031, records of Skagit County, Washington; being a portion of Government Lot 9, Section 6, Township 33 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of previously described Lot 1, Skagit County Short Plat No. 91-097;
thence South 89°06'00" West a distance of 50.61 feet along the Westerly projection of the North line of said Lot 1 (also being the South line of that certain 30-foot wide street right-of-way shown on the face of Plat 1 of Sulphur Springs Lake Tracts recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington), to the centerline of said Northern Pacific Railroad right-of-way;
thence South 09°49'00" East a distance of 20.24 feet along the centerline of said Northern Pacific Railroad right-of-way to a point 20 feet South, as measured perpendicular to, of the South margin of said 30 foot wide street right-of-way;
thence North 89°06'00" East a distance of 501.61 feet parallel with the South margin of said 30-foot wide street right-of-way to the West line of said Lot 1 of Skagit County Short Plat No. 90-097;
thence North 09°49'00" West a distance of 20.24 feet along the West line of said Lot 1, Skagit County Short Plat No. 91-097 to the true point of beginning.

6. 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;



EXHIBIT "A"

Exceptions

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

Recorded: May 15, 1926

Auditor's No.: 194209, records of Skagit County, Washington

From: Bass Lumber Company, a Washington corporation, and H.O. Peters and Gertrude Peters, husband and wife

As Follows: Subject to the right of entry to take and remove all petroleum, gas, oil, coal, or other valuable minerals in said property

7. Terms and conditions of plat approval;

Recorded: October 25, 1994

Auditor's No.: 9410250040, records of Skagit County, Washington

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition 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 3, 1994

Auditor's No(s): 9411030057, records of Skagit County, Washington

Executed By: Rick Holt and Shelley Holt, and Nancy Nelson, a single person

AMENDED by instrument(s):

Recorded: April 26, 1995 and April 30, 1996

Auditor's No(s): 9504260084 and 9604300113, records of Skagit County, Washington

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: November 3, 1994, April 26, 1995, and April 30, 1996

Auditor's No.: 9411030057, 9504260084 and 9604300113, records of Skagit County, Washington

Imposed By: Big Lake Ridge Homeowners Association

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

11. Assessments, if any, levied by Big Lake Ridge Homeowner's Association..

12. Assessments, if any, levied by Dues, charges, and assessments, if any, levied by Skagit County Sewer District No. 2..

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.

