

When recorded return to:  
Gloria R. Schnell  
18653 W. Big Lake Blvd  
Mount Vernon, WA 98274



201201130089  
Skagit County Auditor

1/13/2012 Page 1 of 2 1:36PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014456

CHICAGO TITLE  
620014456

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael A. Maricich and Christine A. Maricich, 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 Gloria R. Schnell, a married woman as her separate estate  
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 76, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, according to the  
plat thereof, recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying  
Easterly of the East line of the roadway conveyed to Skagit County, Washington by Deed recorded  
June 2, 1947, under Auditor's File No. 405131, records of Skagit County, Washington.

All situated in Skagit County, Washington.

Tax Parcel Number(s): P62095, 3863-000-076-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Order 620014456; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 6, 2012

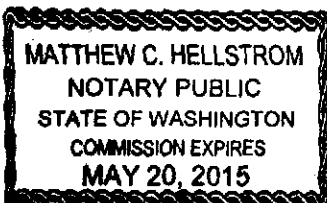
Michael A. Maricich  
Michael A. Maricich

Christine A. Maricich  
Christine A. Maricich

State of WA  
County of Spokane

I certify that I know or have satisfactory evidence that Michael A. Maricich and Christine A. Maricich 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: 1/13/12



SPECIAL EXCEPTIONS

Matthew C. Hellstrom  
Name: Matthew C. Hellstrom  
Notary Public in and for the State of WA  
Residing at: Spokane, WA  
My appointment expires: May 20, 2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 92

JAN 13 2012

Amount Paid \$ 6235.78  
Skagit Co. Treasurer  
By mm Deputy

## SCHEDULE "A"

1. Terms and conditions of that certain Developers Reimbursement Agreement recorded April 13, 1984, under Auditor's File No. 8404130034, records of Skagit County, Washington.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Purpose:	Side Sewer Easement
Recording Date:	June 29, 1993
Recording No.:	9306290103
Affects:	Portion of said premises and other property
3. Easement, including the terms and conditions thereof, disclosed by instrument(s):  

Recorded:	April 20, 1984
Auditor's No(s):	8404200065, records of Skagit County, Washington
In favor of:	Skagit County Sewer District No. 2
For:	Ingress and egress to pump station site
4. Terms, conditions, and restrictions of that instrument entitled Lot Certification;  

Recorded:	May 20, 2008
Auditor's No(s):	200805200082, records of Skagit County, Washington
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Big Lake Sewer District.

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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