

When recorded return to:
William K Dorrance and Jill K Mix
1908 Creekside Place
Anacortes, WA 98221



201202240104
Skagit County Auditor

2/24/2012 Page 1 of 3 3:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014731

CHICAGO TITLE
620014731

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clayton Rippey Trustee, of the Rippey Family Trust, dated August 31, 1989
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to William K Dorrance and Jill K Mix, husband and wife

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

Lot 69, CREEKSIDE VILLAGE, PHASE III, DIVISION 3, according to the plat thereof, recorded in
Volume 15 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P103033, 4602-000-069-0008

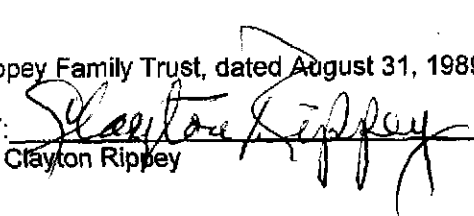
Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: January 26, 2012

Rippey Family Trust, dated August 31, 1989

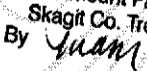
BY:


Clayton Rippey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012485

FEB 24 2012

Amount Paid \$ 5519.44
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Nevada
County of Clark

I certify that I know or have satisfactory evidence that Clayton Rippey

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Rippey Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-30-2012



Nan White
Name: Nan White
Notary Public in and for the State of Nevada
Residing at: Las Vegas, Nevada
My appointment expires: 2-28-2013



EXHIBIT "A"
Exceptions

1. 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 CREEKSIDE VILLAGE PHASE III DIVISION 3:

Recording No: 9305200089

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 5, 1989
Auditor's No.: 8907050059, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company, GTE Northwest, Inc., Cascade
Natural Gas Corporation and TCI Cablevision of Washington, Inc.
For: Utility Service

3. Easement, including the terms, covenants, and provisions thereof, disclosed by instrument
Recorded: July 11, 1988
Auditor's No.: 8807110021, records of Skagit County, WA
In favor of: Road and ditch
Affects: The East 30 feet of Parcels A and B

4. Covenants, conditions and restrictions 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 in the document

Recording Date: December 4, 1989
Recording No.: 8912040056

AMENDMENTS thereto;

Recorded: May 8, 1990, August 15, 1991, April 17, 2000, October 4, 2000, April 16,
2002 and October 25, 2006
Auditor's No.: 9005080112, 9108150102, 200004170124, 200010040019,
200010040020, 200204260118 and 200610250035, records of Skagit
County, WA

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: December 4, 1989
Auditor's No.: 8912040056, records of Skagit County, WA
Imposed by: Creekside Village Homeowner's Association
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Assessments, if any, levied by Creekside Homeowners Association.

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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Skagit County Auditor