

When recorded return to:
Charles A Young and Muriel M Young
824 Thurmond Avenue
Sedro Woolley, WA 98284



201203300092
Skagit County Auditor

3/30/2012 Page 1 of 4 10:49AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015058

CHICAGO TITLE
620015058

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen L Jech, also known as Karen L. Harris, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Charles A Young and Muriel M Young, husband and wife

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

Lot 4, PLAT OF BRICKYARD MEADOWS – DIV. II, according to the plat thereof, recorded
December 28, 2004, under Auditor's File No. 200412280123, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122402, 4849-000-004-0000

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

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

Dated: March 28, 2012

Karen L Jech

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012866

MAR 30 2012

Amount Paid \$ 3075.⁵⁰
Skagit Co. Treasurer
By *plm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Karen Peak
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: March 29, 2012

MARCIE K. PALECK

Marcie Paleck
Name: _____
Notary Public in and for the State of Washington
Residing at: Mount Vernon WA
My appointment expires: October 15, 2012

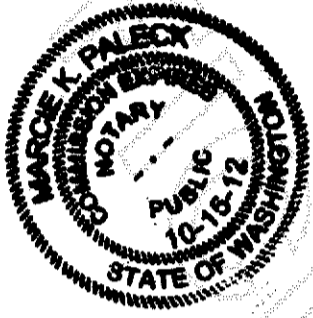


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 9, 2001
Auditor's No.: 200110090060, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

2. Agreement, including the terms and conditions thereof, entered into;
By: Wally and Betty Thurmond Family Trust et al
And Between: City of Sedro Woolley
Recorded: August 7, 1997
Auditor's No.: 9708070028, records of Skagit County, Washington
Providing: Sewer Lines
Affects: Said premises and other property

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 24, 1987
Auditor's No.: 8709240067, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 17, 1970
Auditor's No.: 740160, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

5. 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 **BRICKYARD MEADOWS - DIV. II:**

Recording No: 200412280123

6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington

7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: December 28, 2004
Auditor's No(s): 200412280122, records of Skagit County, Washington

8. Assessments, if any, levied by City of Sedro-Woolley.

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



EXHIBIT "A"
Exceptions

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