

When recorded return to:
Herbert E Telidetzki and Dayna L Telidetzki
13136 Bridgeview Way
Mount Vernon, WA 98273



201204170129
Skagit County Auditor

4/17/2012 Page 1 of 5 3:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015214

CHICAGO TITLE

620015214

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirley Lou Christenson, Trustee of the Survivor's Trust under the Christenson Family Trust, dated January 25, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Herbert E Telidetzki and Dayna L Telidetzki, husband and wife

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

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

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

Lot(s): PTN LOT 2 FINAL PLAT OF BRIDGEWATER ESTATES PH. 1

Tax Parcel Number(s): P105627, 4626-000-002-0001

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

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

Dated: April 13, 2012

Christenson Family Trust

BY: Shirley Lou Christenson

Shirley Lou Christenson
Trustee of the Survivor's Trust under the
Christenson Family Trust

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121051

APR 17 2012

Amount Paid \$ 10,329.⁰⁰
Skagit Co. Treasurer
By Mdm Deputy

STATUTORY WARRANTY DEED
(continued)

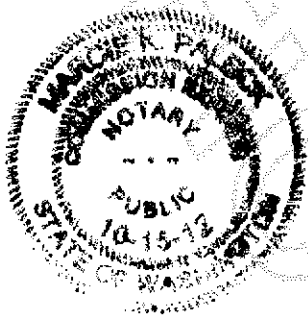
State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that SHIRLEY LOU CHRISTENSEN

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 Survivor's Trust under the Christenson Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 17th 2012



Marcie Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon, WA
My appointment expires: October 15 2012

Residing in Mount Vernon, WA



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Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105627 and 4626-000-002-0001

Lot 2, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, according to the plat thereof recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington;

EXCEPT that portion of said premises lying within the following described parcel:

Commencing at the Southwest corner of Lot 1 of said Final Plat of Bridgewater Estates, Phase I; thence South 89°34'25" East, 179.04 feet along the South line of said Lot 1 to an angle point in said South line; thence South 00°25'35" West, 15.00 feet along said South lot line to the Northwest corner of Lot 1 of Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, pages 223, and 224, under Auditor's File No. 9308200096, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian, and being the true point of beginning; thence South 89°34'25" East, 267.52 feet along the North line of said Lot 1 of Skagit County Short Plat 93-033 (also being the South line of said Lots 1, 2, and 3, Final Plat of Bridgewater Estates, Phase I) to the Northeast corner of said Lot 1, Skagit County Short Plat No. 93-033; thence North 00°24'54" East, 15.24 feet, more or less, along the Northerly projection of the East line of said Lot 1, Skagit County Short Plat 93-033 to an existing East-West fence line as the same is shown on the face of said Final Plat of Bridgewater Estates, Phase I; thence North 89°09'11" West, 267.52 feet, more or less, along said existing East-West fence line or fence line projected to a point bearing North 00°25'35" East from the true point of beginning; thence South 00°25'35" West, 17.20 feet to the true point of beginning.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 15, 1992
Auditor's No.: 9210150102, records of Skagit County, WA
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 7 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 right-of-ways.

2. Agreement, including the terms and conditions thereof, entered into
By: Edward M. Weidenbach and Lillian Weidenbach
And between: William D. Frans and Janice J. Frans, et al
Recorded: February 15, 1983
Auditor's No.: 8302150021, records of Skagit County, WA
Providing: Acceptance of existing fence lines as boundary between Frans property and adjoining owners
Affects: Easterly portion of Southern boundary of the South Half of the Northeast Quarter of the Southwest Quarter of Section 32, Township 35North, Range 3 East of the Willamette Meridian

3. Terms and conditions of Skagit County Preliminary Plat Approval No. PPT 92002 for Bridgewater Estates, dated August 4, 1992, and recorded August 4, 1992, under Auditor's File No. 9208040027, records of Skagit County, Washington.

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 FINAL PLAT OF BRIDGEWATER ESTATES PHASE 1:

Recording No: 9405240117

5. Agreement, including the terms and conditions thereof, entered into
By: King's Men Construction, Inc., a Washington corporation
And between: Drainage District No. 8
Recorded: April 19, 1994
Auditor's No.: 9404190099, records of Skagit County, WA
Providing: Drainage

NOTE: Said instrument is a re-recording of Auditor's File No. 9404060081, records of Skagit County, Washington.

6. 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: August 26, 1994
Recording No.: 9408260106

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: August 26, 1994
Auditor's No.: 9408260106, records of Skagit County, WA
Imposed by: King's Men Construction, Inc., a Washington State corporation



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Skagit County Auditor

EXHIBIT "B"
Exceptions

8. Terms and conditions of the Bridgewater Estate Homeowners Association as disclosed by instrument;
Recorded: August 26, 1994,
Auditor's No.: 9408260104, records of Skagit County, WA
9. Terms and conditions of that instrument as follows:
Recorded: August 26, 1994
Auditor's No.: 9408260105, records of Skagit County, WA
10. Terms and conditions of those variances
Recorded: July 11, 1995 and July 25, 1995
Auditor's No.: 9507110040 and 9507250029, records of Skagit County, WA
Affects: Entire plat
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Bridgewater Estates Homeowner's 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.

