

When recorded return to:  
Laura A Skelton  
3827 Copper Pond  
Anacortes, WA 98221



201204230165  
Skagit County Auditor

4/23/2012 Page 1 of 3 10:47AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015278

CHICAGO TITLE

620015278

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie Mae Cole, also known as Bonnie Mae Judge and Bishan Judge, wife and husband

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

in hand paid, conveys, and warrants to Laura A Skelton, a married person, dealing as her separate property

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

Lot 48, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, according to the plat thereof, recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108217, 4661-000-048-0000

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

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

Dated: April 13, 2012

Bonnie Mae Judge  
Bonnie Mae Judge  
Bishan Judge  
Bishan Judge

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20121089  
APR 23 2012

Amount Paid \$ 4775.40  
Skagit Co. Treasurer  
By mm Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

BONNIE MAE SUDGE AND BISHAN SUDGE

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 13 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. 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 PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT:  
Recording No: 9509110092
2. Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line(s), together with necessary appurtenances, granted by instrument  
Recorded: August 17, 1962  
Auditor's No.: 625248 and 625249, records of Skagit County, WA  
To: Puget Sound Power & Light Company
3. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: September 11, 1995  
Auditor's No.: 9509110140, records of Skagit County, WA  
In favor of: Port of Anacortes  
For: Free and unobstructed use and passage of all types of aircraft
4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant 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 by does not discriminate against handicap persons.  
Recorded: September 11, 1995  
Auditor's No.: 9509110141, records of Skagit County, WA  
Executed by: Creekside Village Development Company  
  
AMENDED by instrument recorded March 20, 1997, under Auditor's File No. 9703200089, records of Skagit County, Washington.
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
Recorded: September 11, 1995  
Auditor's No.: 9509110141, records of Skagit County, WA
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 Copper Pond 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.

