

**When recorded return to:**  
Rainee L. Coleman  
23588 Cooma Place  
Mount Vernon, WA 98274



201205240068  
Skagit County Auditor

5/24/2012 Page 1 of 5 2:37PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015402

CHICAGO TITLE

620015402

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon T. Aarstad and Susan A. Aarstad, husband and wife and Jill S. Aarstad-DeCelle, also known as Jill S. Aarstad and Paul DeCelle, 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 Rainee L. Coleman, an unmarried person

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

#### PARCEL A:

Lot 4, PLAT OF MERIMBULA, according to the Plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

#### PARCEL B:

Easement for access and utilities over, under, across and through "Cooma Place", as shown on the face of PLAT OF MERIMBULA, according to the Plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118545, 4784-000-004-0000

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

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121490  
MAY 24 2012

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
By *mlm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 21, 2012

Jon T. Aarstad  
Jon T. Aarstad

Susan A. Aarstad

Jill S. Aarstad-DeCelle

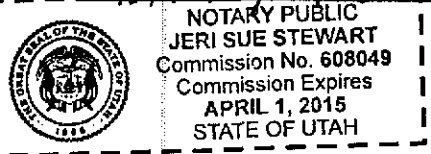
Paul DeCelle

State of Utah  
County of Washington

I certify that I know or have satisfactory evidence that

Jon T. Aarstad  
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: 22 May 2012



Jeri Sue Stewart  
Name: Jeri Sue Stewart  
Notary Public in and for the State of Utah  
Residing at: Washington County  
My appointment expires: 4-1-15

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ 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: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



201205240068  
Skagit County Auditor

STATUTORY WARRANTY DEED  
(continued)

Dated: May 21, 2012

Jon T. Aarstad

Susan A. Aarstad

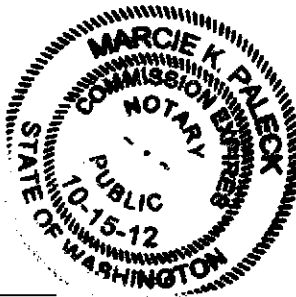
Susan A. Aarstad

Jill Aarstad-DeCelle

Jill S. Aarstad-DeCelle

Paul DeCelle

Paul DeCelle



State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that  
SUSAN A AARSTAD JILL AARSTAD-DECELLE + PAUL DECELLE  
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: May 23 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

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that  
\_\_\_\_\_ 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: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**EXHIBIT "A"**  
Exceptions

1. Agreement, including the terms and conditions thereof, entered into;  
By: Edward P. Wardell  
And Between: Skagit County Sewer District No. 2  
Recorded: September 28, 2000  
Auditor's No.: 200009280051, records of Skagit County, Washington  
Providing: Developer Extension Agreement
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 11, 2001  
Auditor's No.: 200107110188, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington Corporation  
For: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
Affects:  
  
Easement No. 1: All streets and road rights-of-way, access and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.  
  
Easement No. 3: All areas located within a 10(ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.  
  
Easement No. 4: No vehicular access, parking or drive surfaces shall be located within a 5(five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 21, 2001  
Auditor's No(s): 200109210022, records of Skagit County, Washington  
In favor of: Edward P. Wardell and Gail Ann Lewis-Wardell  
For: Non-exclusive easement and maintenance declaration  
Affects: Cooma Place, as shown on the face of the plat
  
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 PLAT OF MERIMBULA:  
  
Recording No: 200110300048
  
5. Agreement, including the terms and conditions thereof, entered into;  
By: Skagit County Sewer District No. 2, a municipal corporation  
And Between: Grandview Inc.  
Recorded: December 17, 2001  
Auditor's No.: 200112170143, records of Skagit County, Washington  
Providing: Pay-back Agreement
  
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 17, 2001  
Auditor's No(s): 200112170144, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer Mains
  
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:



## EXHIBIT "A"

### Exceptions

Granted to: Skagit County Sewer District No. 2  
Purpose: Side Sewer  
Recording Date: December 17, 2001  
Recording No.: 200112170145

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2  
Purpose: Side Sewer  
Recording Date: December 17, 2001  
Recording No.: 200112170146

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

### 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.

