



201206120044

Skagit County Auditor

6/12/2012 Page

1 of

4 3:47PM

Return Address:

BARRETT ESCROW INC
PO BOX 115
FREELAND WA 98249

LAND TITLE OF SKAGIT COUNTY

142684-0

Document Title(s) (for transactions contained therein):	
1. STATUTORY WARRANTY DEED	
2.	
3.	
4.	
Reference Number(s) of Documents assigned or released: (on page of documents(s))	
Grantor(s)	
1. LLOYD C SCHUMACHER	
2. SALLY A SCHUMACHER	
3.	
4.	
Additional Names on page	of document.
Grantee(s)	
1. RICHARD D CEJKA	
2. PENELOPE B CEJKA	
3.	
4.	
Additional Names on page	of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range)	
LOTS 17-19, SKAGIT RIVER COLONY	
Additional legal is on page	of document.
Assessor's Property Tax Parcel/Account Number	
P69468	
P69470	
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

AFTER RECORDING MAIL TO:

Barrett Escrow, Inc.
P. O. Box 115
Freeland, WA 98249

STATUTORY WARRANTY DEED

Escrow No. W-15903JB
Title Order No. 142684

THE GRANTOR(S) Lloyd C. Schumacher and Sally A. Schumacher, husband and wife

for and in consideration of **Ten Dollars** and other good and valuable consideration

in hand paid, conveys, and warrants to **Richard D. Cejka and Penelope B. Cejka, husband and wife**

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

Lots 17, 18, and 19, all in "SKAGIT RIVER COLONY," as per plat recorded in Volume 8 of Plats, Pages 65 and 66, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s) P69468, P69470

PROPERTY IS BEING SOLD IN ITS PRESENT "AS-IS," WHERE-IS" CONDITION WITHOUT ANY WARRANTIES GIVEN OR IMPLIED BY GRANTOR HEREIN.

ACCEPTED AND APPROVED BY GRANTEE HEREIN:

Richard D. Cejka **SEE ATTACHED**

Penelope B. Cejka

SUBJECT TO all covenants, conditions, restrictions, reservations, agreements and easements of record, including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 142682, a copy of which is attached hereto as Exhibit "A" and by this reference made a part hereof and incorporated herein.

Dated: June 5, 2012

Lloyd C. Schumacher
Lloyd C. Schumacher

Sally A. Schumacher
Sally A. Schumacher

STATE OF Washington

) ss.

COUNTY OF Island

I certify that I know or have satisfactory evidence that Lloyd C. Schumacher and Sally A. Schumacher 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: 5th day of June, 2012

Jenny A. Barrett
Jenny A. Barrett

Notary Public in and for the State of Washington
residing at Freeland

My Commission Expires: 08/05/12

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121694

JUN 12 2012

Amount Paid \$ 1785.00
Skagit Co. Treasurer
By mdm Deputy

LPB 10-05



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Richard D. Cejka
Richard D. Cejka
Penelope B. Cejka
Penelope B. Cejka

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Sally A. Schumacher
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STATE OF Washington

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Jenny A. Barrett
Notary Public in and for the State of Washington
residing at Freeland
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EXCEPTIONS:

- A. Rights of the public in the public access area as delineated on the Plat.
- B. Rights reserved in the dedication of the Plat of Skagit River Colony, as follows:
- "Right to make all necessary slopes for cuts and fills upon the lots in this plat in the original reasonable grading of the roads and ways shown hereon. The county or its successors, shall have the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course after the roads are graded."
- C. Easements and restrictions affecting portion of the lots in said Plat which have been delineated on the face of said Plat as: "well sites", "well area", "wells in this area only", "drainfield area" and "access roads."
- D. Any question that may arise due to shifting or changing in course of the Skagit River.
- E. Right of the State of Washington as to that portion of said premises, if any, lying in the bed of or the former bed of the Skagit River.
- F. Terms and conditions of Variance from Aggregation Section of County Code as recorded November 2, 1994, under Auditor's File No. 9411020082.
- G. WAIVER AND COVENANT NOT TO SUE SKAGIT COUNTY AND ADJACENT TO NATURAL RESOURCE LAND PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Executed by: Arthur Hammond
Recorded: August 23, 1999
Auditor's No.: 199908230212

H. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Arthur Hammond
Recorded: August 23, 1999
Auditor's File No.: 199908230213
Regarding:

This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state and federal law. Resource lands include Rural Resource - NRL, Agriculture - NRL, Industrial Forest - NRL and Secondary Forest - NRL and Mineral Resource Overlay.

I. VARIANCE, AND THE TERMS AND CONDITIONS THEREOF:

Variance No.: VA99-0959
Recorded: March 15, 2000
Auditor's File No.: 200003150090
Regarding: Reference is made to the record for full particulars

J. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Declaration Dated: December __, 2000
Recorded: January 16, 2001
Auditor's No.: 200101160038
Executed By: Arthur C. Hammond



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