

When recorded return to:

Jennifer L. Willis
10726 Tani Lane
Burlington, WA 98233



201206140049

Skagit County Auditor

6/14/2012 Page

1 of

4 10:55AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

CHICAGO TITLE

620015720

Escrow No.: 620015720

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nikki A. Pritchard, married to David Pritchard on July 30, 2010, and divorced on January 11, 2011 per divorce decree file in Superior Court of Skagit County Case No 10-3-0669-5, a single person and David Pritchard, a single man

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

in hand paid, conveys, and warrants to Jennifer L. Willis, a single person

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

Lot 14, STERLING VIEW DIV. NO. I, according to the plat thereof recorded in Volume 14 of Plats, pages 182 and 183, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100541, 4558-000-014-0003

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

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

Dated: June 11, 2012

Nikki A. Pritchard

Nikki A. Pritchard

David Pritchard

David Prichard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121722

JUN 14 2012

Amount Paid \$ 3680.70

Skagit Co. Treasurer

By *mam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY SKAGIT

of SKAGIT

I certify that I know or have satisfactory evidence that

NIKKI A. PRITCHARD

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: June 11 2012

Marcie K. 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 WASHINGTON

COUNTY

of SKAGIT

I certify that I know or have satisfactory evidence that

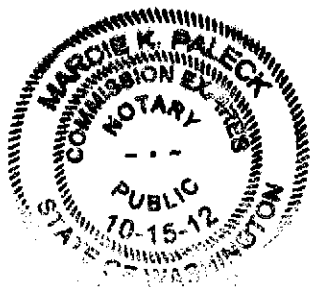
DAVID PRITCHARD

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: June 11 2012

Marcie K. 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



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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 STERLING VIEW DIVISION 1:

Recording No: 9107030052

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 20, 1991
Auditor's No.: 9102200054, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width parallel with and coincidental with the boundaries of all streets and road right-of-ways as delineated on the face of said plat
3. Exceptions and reservations as contained in instrument;
Recorded: October 28, 1902
Auditor's No.: Volume 29 of Deeds, page 234, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
As Follows: Reservation of minerals, together with the right to enter to remove same
Affects: Said premises and other property
4. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition 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 but does not discriminate against handicap persons;
Recorded: July 3, 1991
Auditor's No.: 9108130067, records of Skagit County, Washington
Executed By: David M. Allegre, President of Dujardin Development Company

Said instrument is a re-recording of instrument (s);

Recorded: July 3, 1991

Auditor's File No(s): 9107030053, records of Skagit County, Washington

AMENDED by instrument:

Recorded: February 4, 1992, June 18, 1996, and March 2, 2004

Auditor's No.: 9202040037, 9606180023 and 200403020038, 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(s);
Recorded: August 13, 1991
Auditor's No(s): 9108130067, records of Skagit County, Washington
Imposed By: Owners' Association of Sterling View Div. No. 1
6. An encroachment of a garage, located approximately 10 feet in the building setback area as delineated by said plat.
7. Assessments, if any, levied by Owners Association for Sterling View Div. 1.
8. 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



EXHIBIT "A"

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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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