

When recorded return to:
David C. Ward and Christine D. Ward
4003 Nassau Place
Everett, WA 98201



201206220080
Skagit County Auditor

6/22/2012 Page 1 of 5 10:52AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013554

CHICAGO TITLE
620013554

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael H. Jones and Marjorie N. Jones, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David C. Ward and Christine D. Ward, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4 of Skagit County Short Plat No. 98-0005, approved July 23, 2003 and recorded July 25, 2003
under Auditor's File No. 200307250237, records of Skagit County, Washington and being a
portion of Government Lot 6 in Section 6 Township 35 North, Range 5 East of the Willamette
Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120647, 330506-0-001-1200

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

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

Dated: June 14, 2012

Michael H. Jones

Marjorie N. Jones

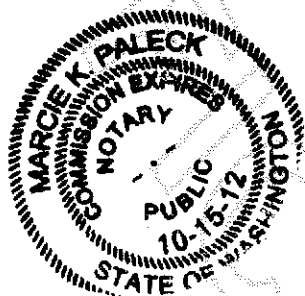
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121815
JUN 22 2012
Amount Paid \$ 1811.42
By MG Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County SKAGIT of SKAGIT

I certify that I know or have satisfactory evidence that
MICHAEL H. SONES AND MARJORIE N. SONES
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: June 15 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. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
2. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
3. Any question of location, boundary or area related to Big Lake, including, but not limited to, any past or future changes in it.
4. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Big Lake, if navigable.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 17, 1995
Auditor's No(s): 9504170077, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer Mains
6. Mineral reservations as contained in deed recorded May 9, 1986 under Auditor's File No. 8605090032.
7. Easement for road purposes recorded July 9, 1971 under Auditor's File No. 787718.
8. Easement in favor of Skagit Sewer District No. 2 recorded July 31, 1979 under Auditor's File No. 7907310013.
9. Matters disclosed by Survey recorded August 22, 1989 under Auditor's File No. 8908220061.
10. Boundary line covenants recorded September 7, 1990 under Auditor's File No. 9009070132.
11. Easement for boat launching purposes reserved in deed recorded September 7, 1990 under Auditor's File No. 9009070129.
12. Mineral Reservations in favor of Skagit County as disclosed by deed recorded May 9, 1932 under Auditor's File No. 250526.
13. Notes on the face of SKAGIT COUNTY SHORT PLAT NO. 98-005.

Short plat number and date of approval shall be included in all deeds and contracts.

All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement filed under Auditor's File No. 200307250235, records of Skagit County, Washington.

Zoning – Big Lake Urban Growth Area (At the time of application) – Now designated Big Lake Rural Village Residential.

Sewer – Skagit County Sewer District No. 2.

No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.



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Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.

Water – Public Utility District No. 1 of Skagit County.

This property may also be affected by provisions of documents filed in: Auditor's File Nos. 8605090032; 7907310013; 8908220061; 9009070129; 9009070132; 250526; 787718; 9208210058; 9304300109; 9504170077; 9506130046; and 9506130045, records of Skagit County, Washington.

The quit claim deeds from Wichrowski to Figenshaw filed under Auditor's File No. 92908210058, records of Skagit County, Washington, were treated as exceptions to the subject property even though they were not included in the legal description, inscribed hereon, provided by First American Title Company under subdivision Guarantee No. H-304579.

All development located within 200 horizontal feet of the Ordinary High Water Mark of Big Lake shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

14. Easement delineated on the face of said short plat;
For: Access, utilities and emergency vehicle turn around
Affects: Portions of Lots 1, 3 and 4
15. Easement delineated on the face of said short plat;
For: Protected Critical Area
Affects: Northerly portion of Lot 1 and Westerly portion of Lots 3 and 4
16. Fish and Wildlife Habitat as delineated on the face of said short plat.
Affects: Tracts A, B, C
17. Easement delineated on the face of said short plat;
For: Sewer
Affects: A 10 foot wide strip in the Westerly portion of Lot 2
18. Easement delineated on the face of said short plat;
For: Boat Launch
Affects: Southerly portion of Lot 4
19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250236, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
Affects: Tracts A, B, C of said short plat
20. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250235, records of Skagit County, Washington
In favor of: Various Lot Owners
For: Access, utilities and emergency vehicle turn around
Affects: As delineated on the face of said short plat.

Said easement contains, among other things, provisions for maintenance by the common users.

21. Covenants, conditions, restrictions, and easements contained in declaration(s) 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



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under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 7, 2003

Auditor's No(s): 200308070155, records of Skagit County, Washington

Sewer Development Extension Agreement with Sewer District No. 2, recorded September 2, 1994 under Auditor's File No. 9409020048, records of Skagit County, Washington.

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.



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