

When recorded return to:
Knute C. Figenshow
18670 South Westview Road
Mount Vernon, WA 98274



201207310034
Skagit County Auditor

7/31/2012 Page 1 of 4 10:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016135

CHICAGO TITLE
620016135

STATUTORY WARRANTY DEED

THE GRANTOR(S) Norman Haugen and Cindy Haugen, 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 Knute C. Figenshow, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3 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; 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): P120646, 330506-0-001-1100

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

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

Dated: July 24, 2012

Norman Haugen

Cindy Haugen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122294
JUL 31 2012

Amount Paid \$ 4811.⁰⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of KING

I certify that I know or have satisfactory evidence that

NORMAN HAUGEN AND CINDY HAUGEN
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: 7-30-12

Christine J. Casper

Name: CHRISTINE J. CASPER

Notary Public in and for the State of WASHINGTON

Residing at: Bellevue, WA

My appointment expires: 7-15-2014

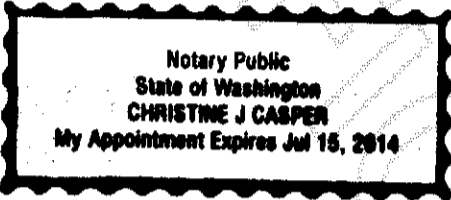


EXHIBIT "A"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

2. 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

3. Mineral reservations as contained in deed recorded May 9, 1986 under Auditor's File No. 8605090032.

4. Easement for road purposes recorded July 9, 1971 under Auditor's File No. 787718.

5. Easement in favor of Skagit Sewer District No. 2 recorded July 31, 1979 under Auditor's File No. 7907310013.

6. Matters disclosed by Survey recorded August 22, 1989 under Auditor's File No. 8908220061.

7. Boundary line covenants recorded September 7, 1990 under Auditor's File No. 9009070132.

8. Easement for boat launching purposes reserved in deed recorded September 7, 1990 under Auditor's File No. 9009070129.

9. Mineral Reservations in favor of Skagit County as disclosed by deed recorded May 9, 1932 under Auditor's File No. 250526.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, tracts, 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 **SKAGIT COUNTY SHORT PLAT NO. 98-005:**

Recording No: 200307250237

11. 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

12. 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



EXHIBIT "A"
Exceptions

users.

13. 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 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

14. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: March 15, 2005
Auditor's No(s): 200503150084, records of Skagit County, Washington
Executed By: Edward J. Finlan
As Follows: Any dwelling or structure shall not be, at its highest point, above the height of the existing wood deck of home on Lot 2, or 32 feet from the lower rod, also known as Westview Road, whichever is less. No mobile or manufactured homes.

15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 26, 2005
Auditor's No(s): 200507260163, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines

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

17. 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.

