



201208170068  
Skagit County Auditor

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**When recorded return to:**  
Lyle B. and Paula J. Pointer Family Revocable  
Trust  
1022 S. 38th Place  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No. CT620016162

64-13

## CHICAGO TITLE STATUTORY WARRANTY DEED

THE GRANTOR(S) MJB Real Estate, Inc.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lyle B. Pointer and Paula J. Pointer, Trustees of the Lyle B. and  
Paula J. Pointer Family Revocable Trust

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

Lot 10, PARK RIDGE DIVISION I, according to the plat thereof, recorded in Volume 15 of Plats,  
pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104190, 4611-000-010-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Scheudle B, Special Exceptions, Chicago Title Company Order 620016162; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 13, 2012

MJB Real Estate Inc.

BY: Michael J. Belisle  
Michael J. Belisle, President and  
Secretary

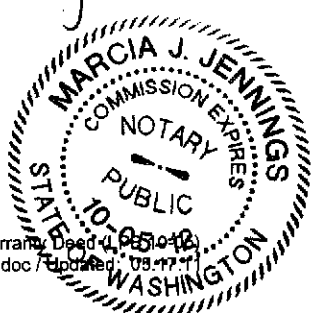
State of Washington  
County of Skagit

20122513  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 17 2012  
Amount Paid \$ 4809.22  
Skagit Co. Treasurer  
By MF Deputy

I certify that I know or have satisfactory evidence that Michael J. Belisle is the person(s) who appeared  
before me, and said person acknowledged that he signed this instrument, on oath stated that he was  
authorized to execute the instrument and acknowledged it as the President and Secretary of MJB Real  
Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the  
instrument.

Dated: August 13, 2012



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/15/2012

## SCHEDULE "B"

### SPECIAL 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 PARK RIDGE DIVISION 1:

Recording No: 199310190065

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 17, 1992  
Auditor's No(s): 9209170092, records of Skagit County, Washington  
In favor of:  
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 17, 1992  
Auditor's No.: 9209170092, 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:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within above described property. (When said streets and roads 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 spaces located within the above described property being private/public street and road right-of-ways

4. 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 31, 1994  
Auditor's No(s): 9408310034, records of Skagit County, Washington  
Executed by: THS, Inc. a Washington corporation

NOTE: Said instrument is a re-recording of Auditor's File No. 9310220090, records of Skagit County, Washington.

AMENDED by instrument:

Recorded: August 31, 1994  
Auditor's No.: 9408310035, records of Skagit County, Washington  
Executed by: THS, Inc., a Washington corporation

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: October 22, 1993  
Auditor's Nos.: 9310220090 and 9408310034, records of Skagit County, Washington  
Imposed By: Summer Ridge Owners Association
6. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.
7. Liability to future assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.



## **SCHEDULE "B"**

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

### **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.

