

When recorded return to:
Patrick R. Cuffel and Rose A. Moon
3471 Woodcrest Lane
Sedro Woolley, WA 98284



201208270135
Skagit County Auditor

8/27/2012 Page 1 of 3 3:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016267

CHICAGO TITLE
620016267

STATUTORY WARRANTY DEED

THE GRANTOR(S) Luis A. Carr and Cassandra D. Carr, who acquired title as Cassandra D. Burdsal, 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 Patrick R. Cuffel and Rose A. Moon, husband and wife

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

Lot E, PARSON CREEK ACRES, according to the plat thereof, recorded in Volume 16 of Plats, Pages 149 through 151, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P110932, 4687-000-005-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620016267; and Skagit County Right To Farm Ordinance; which are attached hereto and made a part hereof.

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

Dated: August 20, 2012

[Signature]
Luis A. Carr

[Signature]
Cassandra D. Carr

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

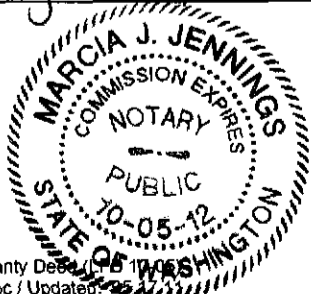
20122636

AUG 27 2012

Amount Paid \$ 4989.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Luis A. Carr and Cassandra D. Carr 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: August 20, 2012



[Signature]
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

SCHEDULE "B"
Exceptions

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 **PARSON CREEK ACRES:**

Recording No: 9611200068
2. 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 **SKAGIT COUNTY SHORT PLAT NO. 93-072:**

Recording No: 9310180142
3. Pollution control area as disclosed by Protected Critical Area Site Plan;
Recorded: February 1, 2000
Auditor's No.: 200002010028, records of Skagit County, Washington
Located: Within 100 feet of well as shown
4. Protected Critical Area Site Plan including the terms and conditions thereof;
Recorded: February 1, 2000
Auditor's No.: 200002010028, records of Skagit County, Washington
5. 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.
6. Terms and conditions of the Title Notification
Recorded: December 5, 2001
Auditor's No.: 200112050092, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 22, 2002
Auditor's No(s): 200207220173, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, extended or relocated lying within the above described parcel – generally described as follows:

Beginning at a point on the West line of the above described Lot E, said point being 30 feet, more or less, South of the Northwest corner of said Lot (as measured along said West line); Thence in a Southeasterly direction a distance of 230 feet, more or less, to the terminus of said centerline.
8. City, county or local improvement district assessments, if any.
9. 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.



SCHEDULE "B"
Exceptions

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.

