

**When recorded return to:**

Joshua D. Dore, Sr. and Deirdre M. Dore  
12958 Eagle Dr  
Burlington, WA 98233



201208280198  
Skagit County Auditor

8/28/2012 Page 1 of 5 4:03PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620015158

CHICAGO TITLE  
620015158

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jean Danson and Jacquelyn Danson, husband and wife; and John Peters and Linda Peters, 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 ~~Joshua Dore and Deirdre Dore~~, husband and wife  
\*Joshua D Dore Sr and Deirdre M Dore

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

Lot 13, Block 1, COUNTRY CLUB ADDITION NO. 6, according to the Plat thereof recorded in Volume 11 of Plats, pages 42 and 43, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P79492, 4339-001-013-0007

Subject to: Conditions, covenants, restrictions and easements of recor as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620015158; 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 17, 2012

\_\_\_\_\_  
Jean Danson

\_\_\_\_\_  
Jacquelyn Danson

\_\_\_\_\_  
John Peters

\_\_\_\_\_  
Linda Peters

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122659  
AUG 28 2012

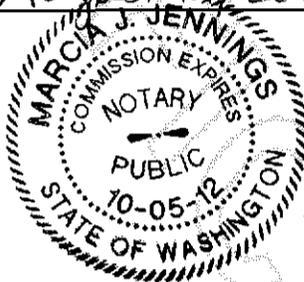
Amount Paid \$ 2942.00  
Skagit Co. Treasurer  
By M6 Deputy

STATUTORY WARRANTY DEED (Continued)

State of Washington  
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Jean Danson, Jacquelyn Danson and John Peters  
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 7, 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: 10/5/2012

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
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: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

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 COUNTRY CLUB ADDITION NO. 6:

Recording No: 836443

2. Easement, including the terms and conditions thereof, granted by instrument(s),  
Recorded: April 2, 1971  
Auditor's No(s): 750497, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record



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**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620015158

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeani Danson and Jacquelyn Danson, husband and wife; and John Peters and Linda Peters, 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 Joshua Dore and Deirdre Dore, husband and wife

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

Lot 13, Block 1, COUNTRY CLUB ADDITION NO. 6, according to the Plat thereof recorded in Volume 11 of Plats, pages 42 and 43, records of Skagit County, Washington.

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Subject to: Conditions, covenants, restrictions and easements of recor as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620015158; 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 17, 2012

\_\_\_\_\_  
Jeani Danson

\_\_\_\_\_  
Jacquelyn Danson

\_\_\_\_\_  
John Peters

\_\_\_\_\_  
Linda Peters



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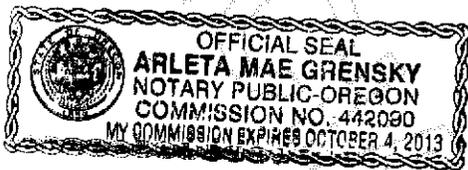
**ALL-PURPOSE ACKNOWLEDGMENT**

State of Oregon  
County of Clatsop } ss.

On August 20, 2012 before me, Arleta Mae Grensky  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Linda B. et al  
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Arleta Mae Grensky  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Short Sale

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: July 6, 1976

Auditor's No(s): 838525, records of Skagit County, Washington

Executed By: D & C Land and Development, Inc., a Washington corporation

AMENDED by instrument(s):

Recorded: September 26, 1988

Auditor's No(s): 8809260009, records of Skagit County, Washington

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

Recorded: September 14, 1988

Auditor's File No(s): 8809140003, records of Skagit County, Washington

4. Notice with regards to Architectural Control Committee  
Recorded: September 13, 1988 and December 15, 1992  
Auditor's File Nos.: 8809130017 and 9212150052, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: March 25, 1977

Auditor's No(s): 853302, records of Skagit County, Washington

Executed By: Dujardin Custom Homes, Inc. a Washington corporation and Marvel Construction, Inc. a Washington corporation and Bellingham First Federal Savings and Loan Association

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by Burlington Sewer District.

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 (amounts do not include interest and penalties):

### 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.

