



201209100126

Skagit County Auditor

9/10/2012 Page 1 of 3 3:46PM

When recorded return to:

Michael P. Downie and Renee L. Downie
3415 Cedar Glen Court
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016440

CHICAGO TITLE
620016440

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jay A. Matzko and Terri L. Matzko, 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 Michael P. Downie and Renee L. Downie, husband and
wife

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

Lot 7, "CEDAR GLEN PLAT PHASE II," according to the plat thereof, recorded November 13,
2003, under Auditor's File No. 200311130098, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120978, 4825-000-007-0000

Subject to:

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

Dated: September 7, 2012

Jay Matzko by Terri L. Matzko his attorney in fact

Jay A. Matzko, by Terri L. Matzko, his
Attorney in Fact
Terri L. Matzko

Terri L. Matzko

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2838
SEP 10 2012

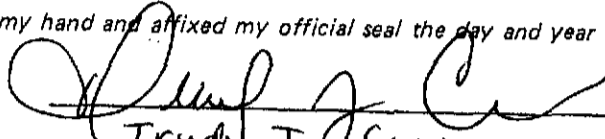
Amount Paid \$ 7125.⁰⁰
Skagit Co. Treasurer
By *Y. M. M.* Deputy

STATE OF WASHINGTON,

County of Skagit } ss.

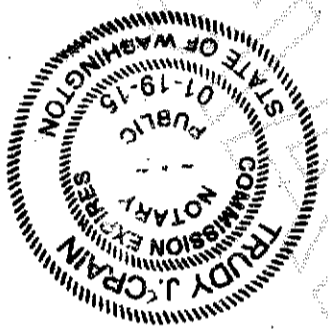
On this 7th day of Sept, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Terri L. Matzko to me known to be the individual described in, and who executed the within instrument for her self and also as the Attorney in Fact for Jay A Matzko and acknowledged to me that she signed and sealed the same as her own free and voluntary act and deed for her self, and also as as the free and voluntary act and deed as Attorney in Fact for said Jay A. Matzko in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor incompetent.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Trudy J. Crain
Notary Public in and for the State of Washington, residing at Carlinton

WATL-033/SU (7-88) : Security Union Title Insurance Company - ACKNOWLEDGEMENT - SELF AND ATTORNEY IN FACT

Expiration Date
1-9-15



DOCUMENT



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Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 20, 1981
Auditor's No(s): 810820071, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns
For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services... "

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 11, 1981
Auditor's No.: 8109110033, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 31, 2003
Auditor's No.: 200303310327, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road 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 open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 4, 2003
Auditor's No(s): 200309040153, records of Skagit County, Washington
In favor of: Port of Anacortes, a Washington municipal corporation
For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft
Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

5. 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 **PLAT OF CEDAR GLEN PLAT PHASE II:**

6. Recording No: 200311130098

7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.
SKAGIT COUNTY RIGHT TO FARM:

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.

