

When recorded return to:
David N. Johnstone and Linda L. Johnstone
P.O. Box 1122
La Conner, WA 98257



201209200094
Skagit County Auditor

9/20/2012 Page 1 of 2 3:42PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016280

CHICAGO TITLE
620016280

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darryl Jensen and Judith Jensen, 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 David N. Johnstone and Linda L. Johnstone, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, PLAT OF SKAGIT BEACH NO. 2, according to the plat thereof, recorded in Volume 9 of
Plats, page 25, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P69442/4009-000-006-0007

Subject to: Conditions, covenants, restrictions and easements of record, as more fully described in
Schedule B, Special Exceptions, Chicago Title Order 620016280; and Skagit County Right To
Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 19, 2012

Darryl Jensen
Darryl Jensen
Judith Jensen
Judith Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122975
SEP 20 2012

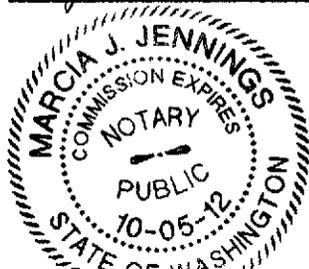
Amount Paid \$ 5434.⁰⁰
Skagit Co. Treasurer:
By [Signature] Deputy

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that
Darryl Jensen and Judith Jensen
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: September 19, 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



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1963
Auditor's No(s): 638435, records of Skagit County, Washington
In favor of: Skagit County Drainage District No. 19
For: Access Road
Affects: As located or described therein
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 25, 1963
Auditor's No(s): 642421, records of Skagit County, Washington
In favor of: Skagit County Drainage District No. 19
For: Dike maintenance, water storage, and drainage
3. 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 Beach No. 1:
4. 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 Beach No. 2:
Recording No: 684140
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: June 9, 1966
Auditor's No(s): 683923, records of Skagit County, Washington
Executed By: Skagit Properties Company, a Washington corporation

CORRECTED by instrument:
Recorded: June 13, 1968
Auditor's No.: 714706, records of Skagit County, Washington
6. 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.
7. City, county or local improvement district assessments, if any.
8. 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.



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