

When recorded return to:
Cory K. Bowen
805 McLean Dr
Sedro Woolley, WA 98284



201209250083
Skagit County Auditor

9/25/2012 Page 1 of 5 1:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016490

CHICAGO TITLE
620016490

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Sproule and Lorraine A. Sproule, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
his
in hand paid, conveys, and warrants to Cory K. Bowen, an unmarried person as ~~his~~ separate estate

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

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

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

Lot(s): LOT 8 SEDRO WOOLLEY HEIGHTS AND PTN NE SE 13-35-04

Tax Parcel Number(s): P77214/4172-000-008-0006, P36495/350413-4-005-0007

Subject to:

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

Dated: September 19, 2012

John A. Sproule

Lorraine A. Sproule

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123015
SEP 25 2012

Amount Paid \$ 4277.⁰⁰
Skagit Co. Treasurer
By Deputy

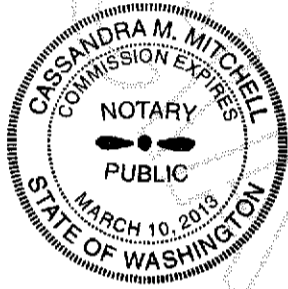
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
John A. Sproule and Lorraine A. Sproule
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: 9-21-12

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-13



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77214/4172-000-008-0006 and P36495/350413-4-005-0007

PARCEL A:

Lot 8, SEDRO WOOLLEY HEIGHTS ADDITION TO SEDRO WOOLLEY, according to the plat thereof, recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A portion of the West 590 feet of that portion of the Northeast Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying North of the right-of-way of the Northern Pacific Railway (sometimes designated as the old alignment);

EXCEPT public highways, described as follows:

Commencing at the Southwest corner of Lot 8, Sedro Woolley Heights Addition to Sedro Woolley, according to the plat thereof, recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington;

Thence running Westerly along the North marginal line of the County Road, a distance of 12 feet;
Thence North parallel with the West line of said Lot 8, to a point Westerly of the North line of said Lot 8, extended Westerly;
Thence South 84°30'34" East to the Northwest corner of said Lot 8;
Thence South along the West line of said Lot 8, to the point of beginning.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1953
Auditor's No(s): 494560, 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: A portion of the subject property
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 21, 1973
Auditor's No(s): 780905, records of Skagit County, Washington
In favor of: City of Sedro Woolley, a Municipal Corporation of Skagit County, Washington
For: Right to lay, maintain, operate, relay and remove at any time a sewer pipe or pipes, line or lines, for the transportation of sewage, with right of ingress and egress to and from the same
Affects: A portion of the subject property
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 22, 1973
Auditor's No(s): 786879, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Affects: The West 15 feet
4. Agreement, including the terms and conditions thereof, entered into;
By: Neal Ishihara and Christine Johnson, husband and wife
And Between: John H. Ward and Alice J. Ward, husband and wife
Recorded: May 30, 1995
Auditor's No.: 9505300005, records of Skagit County, Washington
Providing: Easement for fence
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 SEDRO WOOLLEY HEIGHTS ADDITION TO SEDRO WOOLLEY:

Recording No: 427794
6. Covenants, conditions, and restrictions contained in instrument, 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: May 31, 1950
Auditor's No.: 446250, records of Skagit County, Washington
Executed By: George G. Johnson and Mildred E. Johnson, husband and wife
As Follows:
The grantees, for themselves and for their heirs, executors, administrators, and assigns, agree that the said premises shall not be used for any purpose other than residential, and that there shall never be more than one residential structure, with the necessary accessory buildings, placed upon the said premises; and that no residential structure, with the necessary accessory buildings, shall be erected or constructed upon said premises which does not meet the minimum construction requirements of the Federal Housing Administration under Section 203 of the National Housing Act as in effect at the time of the dedication of the plat to Sedro-Woolley Heights; and that no trees or shrubs on said premises shall be permitted to grow to a height which shall interfere with the view from any residential structure hereinafter constructed upon any other lot in the plat of Sedro-Woolley Heights.
7. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new



EXHIBIT "B"
Exceptions

connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.

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.

