



201210150163
Skagit County Auditor

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When recorded return to:
Andrew F D'Ambrosio, Jr
2409 Westwood Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015956

CHICAGO TITLE
620015956

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence T Nicholas and Judith A Nicholas, 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 Andrew F D'Ambrosio, Jr, A Unmarried person as his separate
estate

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

Lot 1, PLAT OF WESTWOOD PUD, according to the plat thereof recorded in Volume 16 of Plats,
pages 152 And 153, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P110952/4688-000-001-0000

Subject to: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD

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

Dated: October 9, 2012

Lawrence T Nicholas

Judith A Nicholas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123272

OCT 15 2012

Amount Paid \$6751.20
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Minnesota

10 of October, 2012

I certify that I know or have satisfactory evidence that

Laurance T. Nicholas and Judith A. Nicholas
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: October 10, 2012

Janet La Donna Herd
Name: Janet La Donna Herd
Notary Public In and for the State of Minnesota
Residing at: Crow Wing County
My appointment expires: Jan 31, 2015



EXHIBIT "A"
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 PLAT OF WESTWOOD PUD:

Recording No: 9701030038

2. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant 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: April 14, 1997

Auditor's No.: 9704140108, records of Skagit County, WA

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: April 14, 1997

Auditor's No.: 9704140108, records of Skagit County, WA

Imposed by: Westwood Owners Association

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

5. Assessments, if any, levied by City of Anacortes.

6. Assessments, if any, levied by Westwood Owner's Association.
Anacortes, WA 98221

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.

