



201210300033

Skagit County Auditor

10/30/2012 Page 1 of 3 1:53PM

When recorded return to:

Anthony Matthew Maggio & Deborah Ann Maggio
2718 Washington Boulevard
Anacortes, WA 98221

Filed for record at the request of:

CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016642

CHICAGO TITLE

620016642

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian D. Conway and Tempe K. Conway, 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 Anthony M. Maggio and Deborah A. Maggio,
husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 30, PLAT OF WASHINGTON PARK ESTATES, according to the plat thereof recorded
November 29, 2000, under Auditor's File No. 200011290068, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117656/4770-000-030-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620016642; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 12, 2012

Brian D. Conway
Brian D. Conway

Tempe K. Conway
By: Brian D. Conway, her Attorney in Fact
Tempe K. Conway
By: Brian D. Conway, her Attorney in Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

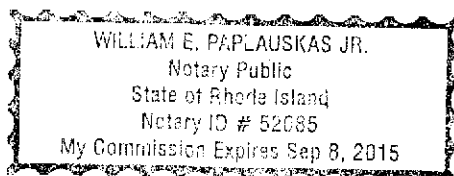
20123438

OCT 30 2012

Amount Paid \$ 7214.⁰⁰
Skagit Co. Treasurer
By Wm Deputy

State of Rhode Island
of Newport County

I certify that I know or have satisfactory evidence that Brian D. Conway is the person who appeared
before me, and said person is known to be the individual described in, and who executed the within
instrument for himself and also as the Attorney in Fact for Tempe K. Conway, and acknowledged to me
that he signed and sealed the same as his own free and voluntary act and deed for himself, and also
as his free and voluntary act and deed as Attorney in Fact for said Tempe K. Conway in the capacity
and for the uses and purposes therein mentioned, and that said principal is not deceased nor
incompetent.

Dated: 10/15/2012

Name: William E. Paplauskas Jr.
Notary Public in and for the State of Rhode Island
Residing at: Cranston, RI 02920
My appointment expires: 9/8/2015

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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 WASHINGTON PARK ESTATES:

Recording No: 200011290068

2. 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: November 9, 2004

Auditor's No(s): 200411090072, records of Skagit County, Washington

Executed By: Sunset Cove Development, L.L.C.

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

Recorded: November 29, 2000

Auditor's File No(s): 200011290067, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 30, 2001

Auditor's No(s): 200105300157, records of Skagit County, Washington

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: August 29, 1962

Auditor's No(s): 625661, records of Skagit County, Washington

Executed by: A.F. Gratzner

As Follows:

It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waive any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport.

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 29, 2000

Auditor's No(s): 200011290067, records of Skagit County, Washington

Imposed By: Sunset Cove Development Homeowners Association

5. Decision to Issue a Preliminary Plat Permit for the Woods Sunset Cove Addition Plat and the Terms and Conditions Thereof;

Recorded: January 17, 2001

Auditor's No.: 200101170034, records of Skagit County, Washington

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

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

8. Assessments, if any, levied by Sunset Cove Development Homeowners Association.

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.

BK

TKC BBDCMAIF



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Skagit County Auditor