



201211150071

Skagit County Auditor

11/15/2012 Page

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3 2:10PM

When recorded return to:

Gregory J. Gapinski and Debra A. Christie  
P.O. Box 128  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No. 620016805

CHICAGO TITLE

620016805

STATUTORY WARRANTY DEED

THE GRANTOR(S) David W. Staton and Susanne G. Staton, 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 Gregory J. Gapinski and Debra A. Christie, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington :

Lot 10, HARBOR VIEW ESTATES, according to the plat thereof, recorded in Volume 15 of plats,  
pages 117 and 118, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4613-000-010-0009 P105269

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620016805; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 9, 2012

David W. Staton

Susanne G. Staton

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123651  
NOV 15 2012

State of WASHINGTON  
COUNTY of SKAGIT

Amount Paid \$ 11,575.00  
Skagit Co. Treasurer  
By mm Deputy

I certify that I know or have satisfactory evidence that

DAVID W. STATON & SUSANNE G. STATON

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: NOV. 12, 2012



Judith Anne Williams  
Name: JUDITH ANNE WILLIAMS  
Notary Public in and for the State of WA  
Residing at: STANWOOD, WA  
My appointment expires: 10/29/14

**SCHEDULE "B"**

**SPECIAL EXCEPTIONS**

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: September 8, 1976  
Auditor's No.: 842196, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Installation, use and maintenance of three guy wires and one anchor  
Affects: Said premises and other property
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: October 3, 1978  
Auditor's No.: 888647, records of Skagit County, WA  
In favor of: Lewis J. Marshall and Kiyoko Marshall, husband and wife  
For: Utilities, ingress and egress  
Affects: Said premises and other property
3. Easement including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: October 23, 1991  
Recording No.: 9110230052, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company  
For: Underground distribution and electric lines and appurtenances thereto  
Affects: Said premises and other property
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 HARBOR VIEW ESTATES:  
  
Recording No: 9311050076
5. Covenants, conditions and restrictions set forth on the face of the Short Plat recorded in Volume 9 of Short Plats, pages 275 and 276, as follows:
  - a. This land described by this short subdivision may not be further subdivided within five (5) years from the date of the approval of this short plat.
  - b. The construction and maintenance of private roads and/or common driveways are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads
  - c. The 20 feet "Native Growth Protection Easement" is a "restricted area" for the protection of the natural vegetation and is enforceable by the City of Anacortes. For any physical ground activity; pruning, cutting, excavation, etc., a written permission must be obtained from the City's Planning DepartmentAffects: Said premises and other property
6. 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 person.  
Recorded: October 23, 1990  
Auditor's No.: 9010230005, records of Skagit County, WA  
Executed by: Robertson-Smith  
  
AMENDED by instrument  
Recorded: November 5, 1993, March 8, 1994 and January 25, 2007  
Auditor's No.: 9311050077, 9403080148 and 200701250008, records of Skagit County
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.



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**SCHEDULE "B"**  
**Special Exceptions Continued**

9. Assessments, if any, levied by Angelica Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half 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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