



201211190139  
Skagit County Auditor

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When recorded return to:  
Peggy Allen  
425 Garden Lane  
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620017213

CHICAGO TITLE 620017213

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christine Collins Personal Representative of the Estate of Dorothy A. Chicoratic, deceased, in accordance with the Superior Court of the State of Washington for Skagit County, Order 12-4-00357-2

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Peggy Allen, an unmarried individual

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

Unit 39, FARMINGTON SQUARE CONDOMINIUM, according to the Declaration thereof recorded January 28, 2004, under Auditor's File No. 200401280083 and any amendments thereto, and Survey Map and Plans thereof recorded January 28, 2004, under Auditor's File No. 200401280084, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121284 / 4828-000-039-0000

Subject to: Conditions, covenants, restrictions, easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620017213; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 14, 2012

Estate of Dorothy A. Chicoratic, deceased

BY

Christine Collins  
Christine Collins, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 3686

NOV 19 2012

Amount Paid \$ 3707.40  
Skagit Co. Treasurer  
By Adam Deputy

State of Colorado

City and County of Denver

I certify that I know or have satisfactory evidence that Christine Collins is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Dorothy B. Chicoratic, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-15-12



Kote Dennis  
Name: Kote Dennis  
Notary Public in and for the State of Colorado  
Residing at: 9101 E. 7th Ave, Ste 520, Denver, CO 80231  
My appointment expires: 7-21-2015

7-21-15

## SCHEDULE "B"

### SPECIAL 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 CITY OF BURLINGTON SHORT PLAT NO. 4-79:  
Recording No: 7910260042
2. 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 CITY OF BURLINGTON SHORT PLAT NO. BU-5-01:  
Recording No: 200107200120
3. Easement, including the terms and conditions thereof, disclosed by instrument(s):  
Recorded: September 27, 2002  
Auditor's No(s): 200209270024, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communication; meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi buried or ground mounted facilities and pads, manholes, meters, fixtures. Attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All easements as now or hereafter designed, designated, and/or platted, within the above described property.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s):  
Recorded: October 28, 2002  
Auditor's No(s): 200210280102, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distributions lines; fiber optic cable and other lines,



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cables and facilities for communication; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachment and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

### Affects:

Beginning at a point of intersection of the North line of the above described tract and the West line of Woolen Road, said point being the Southeast corner of Tract 1 of Burlington Short Plat No. 4-79, approved October 25, 1979 and recorded October 26, 1979 in Volume 3 of Short Plats, page 201, under Auditor's File No. 7910260042, said point being the true point of beginning;

Thence West along the North line of the above described tract 10 feet;

Thence South 10 feet parallel with the West line of Woolen Road;

Thence East to the West line of Woolen Road;

Thence North along the West line of Woolen Road to the true point of beginning.

5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 24, 2003  
Auditor's No.: 200301240126, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
6. Covenants, conditions, and restrictions 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: June 4, 2003  
Auditor's No(s): 200306040116, records of Skagit County, Washington  
Executed By: Hansell- Mitzel Limited Liability Company
7. 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 FARMINGTON SQUARE CONDOMINIUM:  
Recording No: 200401280084
8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant 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 law;  
Recorded: January 28, 2004  
Auditor's No.: 200401280083, records of Skagit County, Washington  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: April 27, 2010 and August 24, 2010  
Recording No.: 201004270099 and 201008240102
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: January 28, 2004  
Auditor's No(s): 200401280083, records of Skagit County, Washington  
Imposed By: Farmington Square, L.L.C.
10. Notice contained in deed:  
Recorded: October 21, 2005



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## SCHEDULE "B"

Auditor's No.: 200510210116  
Regarding: Skagit County Right to Farm

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Farmington Square Owner's Association. Affects Parcel A.
13. Assessments, if any, levied by City of Burlington. Affects Parcel A

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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