

When recorded return to:  
Anthony Lee Crosby  
606 Cedar Tree Dr  
Sedro Woolley, WA 98284



201211300138  
Skagit County Auditor

11/30/2012 Page 1 of 4 2:11PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017147

CHICAGO TITLE  
620017147

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Fredrick L. Judd and Terri L. Judd, 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 Lee Crosby, a married person, as his separate property

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

Lot 22, NORTH CENTRAL DIVISION, according to the plat thereof, recorded in Volume 15 of Plats, pages 46 and 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102042 / 4586-000-022-0001

Subject to: Covenants, Conditions, Restrictions and Easements of record:

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

Dated: November 28, 2012

Fredrick L. Judd

Terri L. Judd

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123833  
NOV 30 2012

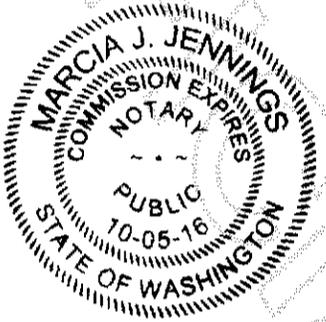
Amount Paid \$ 3636.<sup>20</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Fredrick L. Judd and Terri L. Judd  
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: November 29, 2012 Marcia J Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: February 26, 1935  
Auditor's No.: 267764, records of Skagit County, WA  
In favor of: Drainage District No. 14  
For: Drainage ditch

The exact location and extent of easement is undisclosed of record.

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: December 17, 1956  
Auditor's No.: 545341, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof

The exact location and extent of said easement is not disclosed of record.

3. Easement, including the terms, covenants, and provisions thereof, reserved by instrument  
Recorded: October 20, 1969  
Auditor's No.: 732135, records of Skagit County, WA  
For: Right-of-way across existing road and water pipeline

The exact location and extent of said easement is not disclosed of record.

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: November 16, 1982  
Auditor's No.: 8111160024, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said instrument is a re-recording of Auditor's File No. 8211090036, records of Skagit County, Washington, and amends and supplements the easement granted to Cascade Natural Gas Corporation under Auditor's File No. 545341, records of Skagit County, Washington.

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: June 9, 1983  
Auditor's No.: 8306090019, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: 60 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said easement corrects and replaces the right-of-way recorded under Auditor's File Nos. 8211090034 and 8211160025, records of Skagit County, Washington.

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: March 25, 1992  
Auditor's No.: 9203250071, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: Right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said easement supersedes and replaces easement granted under Auditor's File No. 9203050076, records of Skagit County, Washington.

7. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: April 22, 1992  
Auditor's No.: 9204220112, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width across all lots, tracts, and spaces within said plat, coincident with and parallel to all streets and roads



**EXHIBIT "A"**  
Exceptions

8. 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 NORTH CENTRAL DIVISION:

Recording No: 9208280164

9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;

Recorded: September 29, 1992

Auditor's Nos.: 9209290104 and 9209290105, records of Skagit County, WA

10. Bylaws of the North Central and Brickyard Creek Community Association

Recorded: April 30, 1993

Auditor's No.: 9304300085, records of Skagit County, WA

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

Recorded: September 29, 1992 and April 30, 1993

Auditor's Nos.: 9209290104, 9209290105, and 9304300085, records of Skagit County, WA

Imposed by: North Central and Brickyard Creek Community Association

12. Terms and conditions of that instrument;

Recorded: April 30, 1993

Auditor's No.: 9304300086, records of Skagit County, WA

13. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

14. 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 connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

15. Assessments, if any, levied by North Central and Brickyard Creek Community Association..

16. Assessments, if any, levied by City of Sedro-Woolley.

17. 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.



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Skagit County Auditor