

When recorded return to:  
Edward Robert Evans  
P. O. Box 641  
Sedro Woolley, WA 98284



201212310198  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620017562

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Garret Cole and Geri Cole, 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 Edward Robert Evans, as his separate estate, an  
unmarried man  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, SPRING TREE, according to the plat thereof recorded in Volume 14 of Plats, pages 142  
and 143, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P90490 / 4541-000-019-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620017562; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Subject to: DEED OF TRUST DATED MARCH 29, 2011, RECORDED APRIL 12, 2011, UNDER  
AUDITOR'S FILE NO. 201104120122, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH  
THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO IT'S TERMS AND  
CONDITIONS.

Dated: December 28, 2012

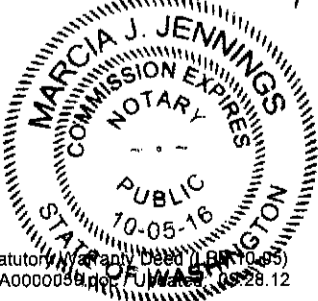
Garret Cole  
Garret Cole

Geri Cole  
Geri Cole

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Garrett Cole and Geri Cole  
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: December 28, 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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20124301  
DEC 31 2012  
Amount Paid \$ 3903.20  
Skagit Co. Treasurer  
By JHM Deputy

## 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 SPRING TREE:

Recording No: 9007310062

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 26, 1990  
Auditor's No(s): 9003260062, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and exterior 10 feet adjacent to streets.

3. Notes as disclosed on the face of said Short Plat No. 29-77, as follows:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

Short plat number and date of approval shall be included on all deeds and contracts.

Zoning - Residential.

Sewage Disposal - Individual septic systems.

Water - P.U.D.

4. 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: August 8, 1990  
Auditor's No(s): 9008080112, records of Skagit County, Washington
5. 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 16, 1990  
Auditor's No(s): 9011160030, records of Skagit County, Washington
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.

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 (amounts do not include interest and penalties):

## 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.

