

When recorded return to:

Russell J. Osenbach and Norah J. Osenbach
7188 Steelhead Lane
Burlington, WA 98233



201302110131

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.: 620017441

CHICAGO TITLE
620017441

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty O. Crum, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Russell J. Osenbach and Norah J. Osenbach, husband and wife

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

Tract 6, SAMISH RIVER PARK, DIVISION NO. 1, according to the plat thereof recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situated in Skagit county, Washington

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

Tax Parcel Number(s): 3990-000-006-0000 / P68682

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Order 620017441; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 5, 2013

Betty O. Crum
Betty O. Crum

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 439

FEB 11 2013

Amount Paid \$ 3956.60
Skagit Co. Treasurer
By KL Deputy

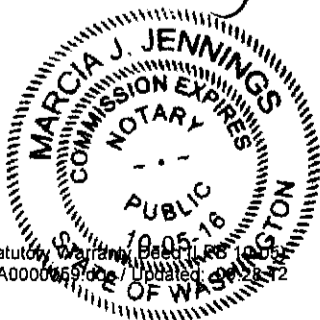
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Betty O. Crum

 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: February 7, 2013



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 mg

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 SAMISH RIVER PARK DIVISION NO. 1:

Recording No.: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1929
Auditor's No(s): 225812, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 15, 1967

Recording No.: 703232

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 1968

Recording No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Samish River Park Inc.

Recording No.: 703232, 710329, 7904120004, 9509220088, 9803230110 and 9808180048

5. Assessment, including the terms and conditions thereof, disclosed by instrument;
Recorded: May 12, 2008
Auditor's No.: 200805120181, records of Skagit County, Washington
For: Formation of Samish River Park Local Utility District No. 30
Resolution No.: 2121-08 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 30

6. Terms and Conditions of Skagit County Planning & Development Services ASPU Findings of Fact/Staff Report thereof by;

Recording Date: July 28, 2008

Recording No.: 200807280004

Grantor: Skagit County Planning & Development Services

Grantee: PUD #1 of Skagit County

7. Assessment, including the terms and conditions thereof, disclosed by instrument;
Recorded: June 12, 2009
Auditor's No.: 200906120099, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2161-09 of the Commission of Public Utility District No. 1 of Skagit



SCHEDULE "B"

County, Washington

Establishing: Local Utility District No. 30

8. Assessments, if any, levied by Samish River Park, Inc..
9. 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, 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.

