

When recorded return to:  
Christopher R. Longnecker  
20835 Travis Lane  
Burlington, WA 98233



201302280100  
Skagit County Auditor

2/28/2013 Page 1 of 4 1:54PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018035

CHICAGO TITLE

620018035

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brady Longnecker and Paula R. Longnecker, 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 Christopher R. Longnecker, a single man

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

Lot 22, STERLING VIEW DIV. NO. I, according to the plat thereof recorded in Volume 14 of Plats,  
pages 182 and 183, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100552, 4558-000-022-~~001~~ 0001

Subject to:

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

Dated: February 22, 2013

\_\_\_\_\_  
Brady Longnecker  
  
\_\_\_\_\_  
Paula R. Longnecker

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013680  
FEB 28 2013

Amount Paid \$ 3600.60  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

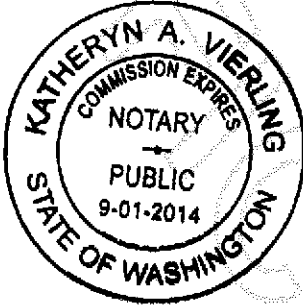
State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

Brady Longnecker and Paula R Longnecker  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 2-22-13



Kathryn A. Vierling  
Name: Kathryn A. Vierling  
Notary Public in and for the State of WA  
Residing at: STANWOOD, WA  
My appointment expires: 9-01-2014



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**EXHIBIT "A"**  
**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 PLAT OF STERLING VIEW DIVISION 1:

Recording No: 9107030052

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 20, 1991  
Auditor's No.: 9102200054, 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.  
Affects: Strip of land 10 feet in width parallel with and coincidental with the boundaries of all streets and road right-of-ways as delineated on the face of said plat
3. Exceptions and reservations as contained in instrument;  
Recorded: October 28, 1902  
Auditor's No.: Volume 29 of Deeds, page 234, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
As Follows: Reservation of minerals, together with the right to enter to remove same  
Affects: Said premises and other property
4. Covenants, conditions, and restrictions contained in declaration 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: July 3, 1991  
Auditor's No.: 9108130067, records of Skagit County, Washington  
Executed By: David M. Allegre, President of Dujardin Development Company

Said instrument is a re-recording of instrument (s);

Recorded: July 3, 1991

Auditor's File No(s): 9107030053, records of Skagit County, Washington

AMENDED by instrument:

Recorded: February 4, 1992, June 18, 1996, and March 2, 2004

Auditor's No.: 9202040037, 9606180023 and 200403020038, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 13, 1991  
Auditor's No(s): 9108130067, records of Skagit County, Washington  
Imposed By: Owners' Association of Sterling View Div. No. 1
6. Assessments, if any, levied by Owners Association for Sterling View Div. 1..
7. 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



## EXHIBIT "A"

### Exceptions

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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