

When recorded return to:
Amy Benson
481 Rohrer Loop
Sedro Woolley, WA 98284



201302280146
Skagit County Auditor

2/28/2013 Page 1 of 3 3:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017829

CHICAGO TITLE
620017829

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barrand Reece and Brandy Reece, 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 Amy Benson, a single woman

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

Lot 2, PLAT OF BRICKYARD MEADOWS – DIV. I, according to the plat thereof, recorded July 15,
2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119285 / 4796-000-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Order 620017829; and Skagit County Right To Farm
Ordinance, which are attached hereto and made a part hereof

Dated: February 27, 2013

B. Reece

Barrand Reece

Brandy Reece

Brandy Reece

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013099

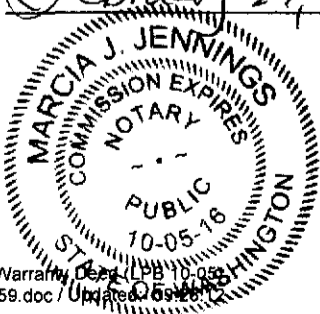
FEB 28 2013

Amount Paid \$ 3298.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Barrand Reece and Brandy Reece
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 27, 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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 9, 2001
Auditor's No(s): 200110090060, 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:

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 areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 16, 2001
Auditor's No(s): 200110160053, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. 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 BRICKYARD MEADOWS DIV. 1:
Recording No: 200207150172
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1997
Auditor's No(s): 9708070031, records of Skagit County, Washington
In favor of: City of Sedro Woolley
For: Utilities
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: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: December 28, 2004
Auditor's No(s): 200412280122, records of Skagit County, Washington
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington
7. 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:



SCHEDULE "B"

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

- 8. City, county or local improvement district assessments, if any.
- 9. Dues, charges, and assessments, if any, levied by Brickyard Meadows Homeowners Association.
- 10. Liability to future assessments, if any, levied by the City of Sedro Woolley.

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.

