



201302280148

Skagit County Auditor

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WHEN RECORDED RETURN TO  
TERRY J. RUSSELL  
17596 SOUTH SKYRIDGE DRIVE  
MOUNT VERNON, WASHINGTON 98274

CHICAGO TITLE

620017826



CHICAGO TITLE COMPANY

1356648

STATUTORY WARRANTY DEED

THE GRANTOR(S)  
CYNTHIA A. KOSONEN

*single*

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to  
TERRY J. RUSSELL AND JENNIFER L. RUSSELL, HUSBAND AND WIFE

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

THE ABBREVIATED LEGAL DESCRIPTION IS AS FOLLOWS:

PTN LOT 11 SKYRIDGE DIV NO 3

THE COMPLETE LEGAL DESCRIPTION IS LOCATED ON PAGE 3 AS EXHIBIT A  
SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013700

FEB 28 2013

Amount Paid \$ 8104.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Tax Account Number(s): 4227-000-011-0004

Dated: FEBRUARY 25, 2013

*Cynthia A Kosonen*  
CYNTHIA A. KOSONEN

STATE OF WASHINGTON

SS

COUNTY OF Whatcom

ON THIS 27<sup>th</sup> DAY OF Feb., 2013 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED CYNTHIA A. KOSONEN KNOWN TO  
ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED AND SEALED THE SAME AS  
FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES  
HEREIN MENTIONED.

Susie Gale  
NOTARY SIGNATURE

PRINTED NAME: Susie Gale  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham  
MY COMMISSION EXPIRES ON: 9/11/14

Notary Public  
State of Washington  
SUSAN L GALE  
MY COMMISSION EXPIRES  
September 11, 2014

NOTARY/RDA/092100



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**SKAGIT COUNTY RIGHT TO FARM DISCLOSURE**

Buyer: Terry J Russell & Jennifer L Russell 1

Seller: Kosenen 2

Property: 17596 S Skyridge Dr, Mount Vernon, WA 98274 3

Legal Description of Property:  
see exhibit A 4

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, 11  
Skagit County Code section 14.48, which states: 12

If your real property is adjacent to property used for agricultural operations or included within 13  
an area zoned for agricultural purposes, you may be subject to inconveniences or 14  
discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, 15  
ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY 16  
KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND 17  
DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF 18  
CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit 19  
County has determined that the use of real property for agricultural operations is a high 20  
priority and favored use to the county and will not consider to be a nuisance those 21  
inconveniences or discomforts arising from agricultural operations, if such operations are 22  
consistent with commonly accepted good management practices and comply with local, State 23  
and Federal laws. 24

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with 25  
the County Auditor's office in conjunction with the deed conveying the Property. 26

[Signature] 1/14/2013  
Buyer Date

\_\_\_\_\_  
Seller Date

[Signature] 1/14/2013  
Buyer Date

\_\_\_\_\_  
Seller Date



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SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: Terry J Russell & Jennifer L Russell

Seller: Kosonen

Property: 17596 S Skyridge Dr. Mount Vernon, WA 98274

Legal Description of Property:  
see exhibit A

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.43, which states:

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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUELS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

Terry J Russell 1/14/2013  
Buyer Date

Cynthia Kosonen 1/15/2013  
Seller Date

Jennifer L Russell 1/14/2013  
Buyer Date

\_\_\_\_\_  
Seller Date



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 1356648

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

(continued)

5. The land referred to in this Commitment is described as follows:

For APN/Parcel ID(s): P82099 / 4227-000-011-0004

Lot 11, PLAT OF SKYRIDGE, DIVISION NO. III, according to the plat thereof recorded in Volume 13 of Plats, page 22, records of Skagit County, Washington;

EXCEPT the following described tract;

Beginning at the most Northerly corner of said Lot 11;  
Thence South 31°26'00" West along the Northwesterly line of said Lot 11, a distance of 160.00 feet to the common corner between Lots 11 and 12;  
Thence South 58°34'00" East along the Southwesterly line of said Lot 11, a distance of 11.00 feet;  
Thence North 34°17'44" East, a distance of 160.21 feet to the Southerly margin of Skyridge Drive South;  
Thence North 58°34'00" West along the Northerly line of Lot 11, a distance of 19.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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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 PLAT OF SKYRIDGE DIV. NO. 3:

Recording No: 198008260001

- 2. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: September 16, 1980  
Auditor's No(s): 8009160039, records of Skagit County, Washington  
Executed By: John B. Oosterhof and Alice Oosterhof

- 3. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: September 14, 1992  
Auditor's No(s): 9209140111, records of Skagit County, Washington  
Executed By: Harold Oosterhof

- 4. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: April 16, 1925  
Auditor's No(s): 182823, records of Skagit County, Washington

- 5. Restrictions, reservations and covenants deemed to be a part of a general plan by reason of their insertion in Deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

- A) That the aforescribed premises shall not be used for any commercial, industrial or business use of purposes.
- B) That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual normal and matching outbuildings.
- C) That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.
- D) That an adequate supply of power, electricity and water shall be made available to the property lines by the Owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district, shall be borne and paid by the purchasers.

- 6. Agreement, including the terms and conditions thereof, entered into;  
By: Stephen R. Kosonen and Cindy A. Kosonen  
And Between: City of Mount Vernon  
Recorded: June 9, 2003  
Auditor's No.: 200306090207, records of Skagit County, Washington  
Providing: Agreement to connect

EXHIBIT/RDA/0999



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CHICAGO TITLE COMPANY

EXHIBIT **B**

Escrow No.: 1356648

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 11, 2004  
Recording No.: 200402110124  
Matters shown: Shed and landscaping

EXHIBIT/RDA/0999



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