



201303010116  
Skagit County Auditor

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When recorded return to:  
Daniel J. Arledge  
917 Alderwood Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620017521

CHICAGO TITLE  
620017521

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William E. Gahringer and Barbara J. Gahringer, 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 Daniel J. Arledge, a single man

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

Lot 3, ALDER RIDGE DIVISION NO. 1, according to the plat thereof recorded in Volume 13 of  
Plats, page 27, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P82151 / 4432-000-003-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully describe in  
Schedule B, Special Exceptions, Chicago Title Company Order 620017521; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 28, 2013

William E. Gahringer  
William E. Gahringer

Barbara J. Gahringer  
Barbara J. Gahringer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013723  
MAR 01 2013

Amount Paid \$ 3476.00  
Skagit Co. Treasurer  
By Adam Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
William E. Gahringer and Barbara J. Gahringer  
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/he/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: February 28, 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. 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 ALDER RIDGE DIV. 1:

Recording No: 8101050022

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 6, 1963  
Auditor's No.: 640478, 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

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, 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 in the document

Recording Date: March 2, 1983

Recording No.: 8303020011

4. Assessments, if any, levied by City of Sedro Woolley.
5. 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.

**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.

