

When recorded return to:
Jon D. Rickert
12831 Eagle Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620011412

Chicago Title



201303140085
Skagit County Auditor

3/14/2013 Page 1 of 3 3:43PM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul A. Hohne and Jane G. Hohne, husband and wife
for and in consideration of Three Hundred Seventy-Nine Thousand And No/100 Dollars (\$379,000.00)
in hand paid, conveys, and warrants to Jon D. Rickert, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 35, Block 2, COUNTRY CLUB ADD. NO. 6, according to the plat thereof recorded in Volume
11 of Plats, pages 42 and 43, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79536, 4339-002-035-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exception, Chicago Title Company 620011412; and Skagit County Right To Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: March 12, 2013

Paul A. Hohne

Paul A. Hohne

Jane G. Hohne by Paul A. Hohne

Jane G. Hohne
By: Paul A. Hohne, her Attorney in Fact

2013875
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of WA

County of Whatcom

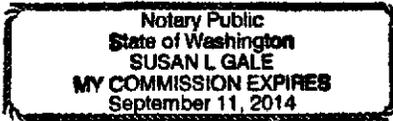
MAR 14 2013

I certify that I know or have satisfactory evidence that

Paul A. Hohne 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.

Amount Paid \$ 6751.20
By ME Deputy
Skagit Co. Treasurer

Dated: March 13, 2013



Susan L. Gale
Name: Susan L. Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/14

EXHIBIT "A"
Exceptions

State of WA

County of Whatcom

I certify that I know or have satisfactory evidence that Paul A. Hohne is the person(s) who appeared before me, and said person(s) acknowledged that he executed the within instrument as Attorney In Fact for Jane G. Hohne and acknowledged to me that he signed and sealed the as his free and voluntary act and deed as attorney in fact for Jane G. Hohne for the uses and purposes therein mentioend, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Jane G. Hohne is now living, and is not incompetent.

Dated: March 13, 2013

Notary Public State of Washington SUSAN L GALE MY COMMISSION EXPIRES September 11, 2014	Name: <u>Susie Galt</u>
	Notary Public in and for the State of <u>WA</u>
	Residing at: <u>Bellingham</u>
	My appointment expires: <u>9/11/14</u>

SCHEDULE "B"

SPECIAL EXCEPTIONS

- Matters disclosed on the plat of Country Club Addition No. 6, Volume 11 of Plats, pages 42 and 43.
- Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 2, 1971
 Auditor's No.: 750497, 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: A right of way 5 feet in width being 2.5 feet on across the Southeast Quarter of the Southwest Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian (Affects Lots 1-11 and 31-39, Block 2 and Lots 1-22, Block 1)
- Covenants, conditions, and restrictions 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: July 6, 1976
 Auditor's No(s): 838525, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: September 26, 1988
Auditor's No(s): 8809260009, records of Skagit County, Washington

Notice with regards to Architectural Control Committee;
Recorded: September 13, 1988 and December 15, 1992
Auditor's No.: 8809130017 and 9212150052, records of Skagit County, Washington



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EXHIBIT "A"

Exceptions

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: May 5, 1977

Auditor's No.: 853302, records of Skagit County, Washington

Executed By: Dujardin Custom Homes, Inc., a Washington corporation

As Follows: Dujardin Custom Homes, Inc., a Washington corporation; Marvel Construction, Inc., a Washington corporation; and Bellingham First Federal Savings and Loan Association

5. City, county or local improvement district assessments, if any.

6. Assessments, if any, levied by Burlington Sewer District.

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.



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Skagit County Auditor