

When recorded return to:
Joshua T Hart
16772 Country Club Drive #A
Burlington WA 98233



201303190061
Skagit County Auditor

3/19/2013 Page 1 of 4 3:21PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014735

CHICAGO TITLE
620014735

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dorothy O Sunderland, Trustee of the Dorothy O. Sunderland Trust Dated 02/08/93

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Joshua T Hart, a single person

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

Unit A, of "Birchcrest North Condominium," according to the declaration thereof, recorded under Auditor's File No. 9306090141, and any amendments thereto, and as shown on the Condominium Plan and Survey Map, recorded in Volume 15, Pages 89 and 90, under Auditor's File No. 9306090140.

Situate in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013931
MAR 19 2013

Tax Parcel Number(s): P103195, 4604-000-001-0000

Subject to:

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

Amount Paid \$ 3031.00
Skagit Co. Treasurer
mam Deputy

Dated: March 13, 2013

Dorothy O Sunderland, Trustee of the Dorothy O. Sunderland Trust dated 02/08/93

BY:

Dorothy O Sunderland
Dorothy O Sunderland
Trustee

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

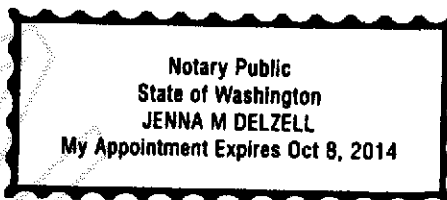
County ^{JMD} 3-19-13 of ISLAND ^{JMD} 3-19-13

I certify that I ~~know~~ ^{HAVE} ~~or have~~ ³⁻¹⁹⁻¹³ satisfactory evidence that DOROTHY SUNDERLAND

is/~~are~~ the person(~~s~~) who appeared before me, and said person acknowledged that (he/she/~~they~~) signed this instrument, on oath stated that (he/she/~~they~~) was authorized to execute the instrument and acknowledged it as the TRUSTEE of THE DOROTHY O. SUNDERLAND TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 18, 2013

Jenna M Delzell
Name: JENNA M DELZELL
Notary Public in and for the State of WASHINGTON
Residing at: CAMANO ISLAND, WA
My appointment expires: OCT. 8, 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 **Replat of Lot 31 Country Club Estates:**

Recording No: 8609050018

2. Mineral reservation contained in deed through which title is claimed from the United States of America, dated January 1, 1944, recorded April 25, 1944, under Auditor's File No. 370943, as follows:

"Reserving to the United States of America of 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature, upon, in, or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be needed for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use."

3. Covenants, conditions and restrictions 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: December 23, 1974
Recording No.: 811522
Executed By: Country Club Estates

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skyko Development Company, a Washington corporation
Recording Date: November 21, 1975
Recording No.: 826438
Affects: Portion of said premises and other property

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Burlington, a municipal corporation
Purpose: Sewer line purposes; a permanent easement for the construction, maintenance, repair, restoration and replacement of a sewer pipeline, together with ingress and egress thereto
Recording Date: December 13, 1974
Recording No.: 811172
Affects: Portion of said premises and other property

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Burlington, a municipal corporation
Purpose: Construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline
Recording Date: December 5, 1974
Recording No.: 810832
Affects: Portion of said premises and other property

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skyko Development Company, a Washington corporation
Purpose: A buried drain line
Recording Date: June 4, 1976



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EXHIBIT "A"

Exceptions

Recording No.: 836296
Affects: Portion of said premises and other property

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Natural Gas Corporation
Purpose: Pipeline or Pipelines
Recording Date: October 4, 1956
Recording No.: 542450
Affects: The exact location of said right of way is not disclosed on the record

9. 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: June 9, 1993
Recording No.: 9306090141

10. 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 **Survey Map and Plans for Birchcrest North Condominium**:

Recording No: 9306090140

11. City, county or local improvement district assessments, if any.
12. Assessments, dues and charges, if any, levied by Birchcrest North Condominium Owners Association

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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