



201303260032

Skagit County Auditor

When recorded return to:  
Peter Vander Meulen

3/26/2013 Page

1 of

3 10:22AM

Filed for record at the request of:

CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620017348

CHICAGO TITLE  
620017348**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael D. Donnelly, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Peter Vander Meulen, an unmarried man

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL-03-0661, as approved November 20, 2003 and  
recorded November 20, 2003 under Auditor's File No. 200311200115, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P15872 / 330314-4-001-0003

Subject to: Conditions, covenants, restrictions and easements of record, as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620017348; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30  
days from the date of this deed. After this 30 period, Grantee is further prohibited from conveying the  
property for a sales price of greater than \$198,000.00 until 90 days from the date of this deed. These  
restrictions shall run with the land and are not personal to the Grantee. of

  
Peter VanderMeulenSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131628

MAR 26 2013

Dated: March 18, 2013

Amount Paid \$ 2942.00  
Skagit Co. Treasurer  
By *Adam* Deputy

  
Michael D. Donnelly

# STATUTORY WARRANTY DEED

(continued)

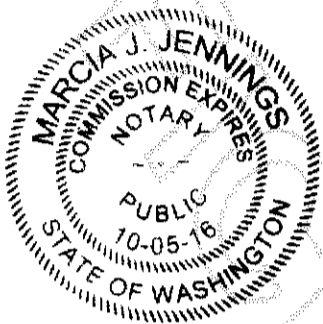
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Michael D. Donnelly

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: March 18, 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

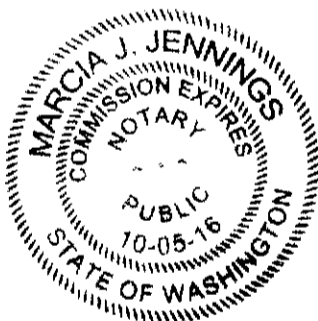
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Peter Vander Meulen

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: March 19, 2016



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



201303260032  
Skagit County Auditor

**EXHIBIT "A"**  
Exceptions

**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 SKAGIT COUNTY SHORT PLAT NO. PL-03-0661:

Recording No: 200311200115

2. Any rights, interests, or claims which may exist or arise as disclosed by survey,

Recording Date: November 20, 2003  
Recording No.: 200311200115

3. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: November 20, 2003  
Recording No.: 200311200116

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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 (amounts do not include interest and penalties):

**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.

