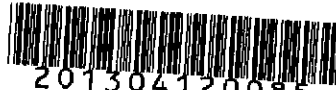


When recorded return to:  
Megan M. Gebhardt  
7434 Teal Lane  
Bow, WA 98232



201304120085  
Skagit County Auditor

4/12/2013 Page 1 of 2 1:43PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018120

CHICAGO TITLE  
620018120

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Emerson and Mary E. Emerson, 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 Megan M. Gebhardt an unmarried woman

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

Lot 2, SUNSET CREEK PLANNED UNIT DEVELOPMENT, according to the Plat thereof recorded  
in Volume 16 of Plats, Page 168, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111480 / 4694-000-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018120, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 5, 2013

\_\_\_\_\_  
Roger Emerson

\_\_\_\_\_  
Mary E. Emerson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

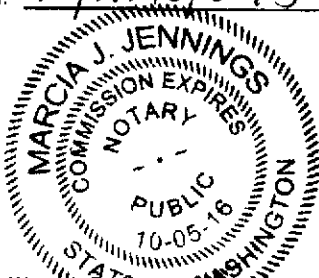
20131277  
APR 12 2013

Amount Paid \$ 9617.00  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Roger Emerson and Mary E. Emerson  
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: April 10, 2013



\_\_\_\_\_  
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 SUNSET CREEK PLANNED UNIT DEVELOPMENT:  
Recording No: 9705300114
2. Terms and conditions of that Findings of Fact for Variance  
Recorded: October 18, 1995 and May 27, 1997  
Auditor's No.: 9510180064 and 9705270033, records of Skagit County, Washington  
Application No.: OSP 93-002 AND FP-97-0023  
Applicant: Roger Peterson
3. Terms and conditions of that Title Notification  
Recorded: October 1, 1996  
Auditor's No.: 9610010068, records of Skagit County, Washington  
Regarding: Rural resource designation
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: May 30, 1997  
Auditor's No(s): 9705300115, records of Skagit County, Washington  
Executed By: Eileen Peterson Family Partnership  
AMENDED by instrument(s):  
Recorded: February 10, 1998, January 16, 2003 and March 23, 2004  
Auditor's No(s): 9802100121; 200301160119; and 200403230118, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 30, 1997  
Auditor's No(s): 9705300115, records of Skagit County, Washington  
Imposed By: Sunset Creek Planned Unit Development Homeowners Association  
AMENDED by instrument(s):  
Recorded: February 10, 1998  
Auditor's No(s): 9802100121, records of Skagit County, Washington
6. Maintenance Agreement Document and the terms and conditions thereof  
  
Recording Date: May 24, 2000  
Recording No.: 200005240035
7. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof  
  
Recording Date: April 6, 2001  
Recording No.: 200104060157
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Sunset Creek PUD Homeowner's Association.

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.



201304120085  
Skagit County Auditor