



201304250058

Skagit County Auditor

\$74.00

4/25/2013 Page

1 of

3 10:47AM

When recorded return to:

Donald G. Cobb
1218 Fenske Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018693

CHICAGO TITLE
620018693

STATUTORY WARRANTY DEED

THE GRANTOR(S) Florence L Wickstrom, An Unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Donald G. Cobb, an unmarried man

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

Lot 15, Plat of Gages Circle, according to the plat thereof, recorded under Auditor's File No.
200102130017, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P117828, 4774-000-015-0000

Subject to:

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

Dated: April 24, 2013

Florence L Wickstrom Karen L Gouin
Florence L Wickstrom By Karen L. Gouin, her attorney in fact

her attorney in fact.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 1461

APR 25 2013

Amount Paid \$ 2,853.⁰⁰
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED
(continued)

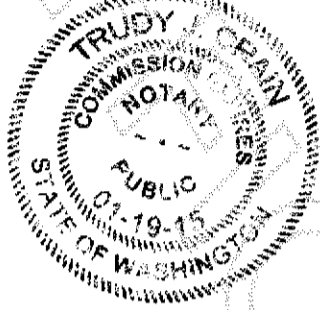
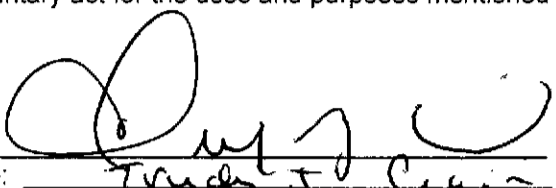
State of WASH

County of Skagit

Karen L Bouin

I certify that I know or have satisfactory evidence that she is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Florence L Wickstrom and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-24-13



Name: Trudy J. Cain
Notary Public in and for the State of WASH
Residing at: only for
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line.
Recording Date: November 14, 2000
Recording No.: 200011140036

2. 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 GAGES CIRCLE:**

Recording No: 200102130017

3. 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.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Burlington.

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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