

When recorded return to:
Jeffery Howe and Kathryn Howe
1242 Hillcrest Drive
Burlington, WA 98233



201304260101
Skagit County Auditor \$78.00
4/26/2013 Page 1 of 5 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018425

CHICAGO TITLE
620018425

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick Howard O'Neil, who is married to Ann Kelly and Ann Kelly as to any and all homestead rights and interests

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeffery Howe and Kathryn Howe, husband and wife

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

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

Lot 8 and a portion of Lot 9, TINA'S COMA, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P117043 / 4755-000-008-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018425, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 9, 2013

Patrick Howard O'Neil
Patrick Howard O'Neil

Ann Kelly

Ann Kelly

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131481

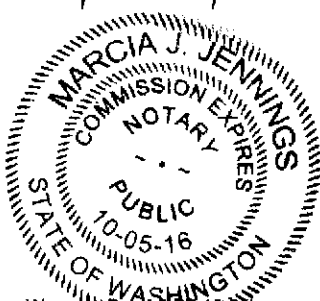
APR 26 2013

Amount Paid \$ 8,727.00
Skagit Co. Treasurer
By *Mum* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Patrick Howard O'Neil and Ann Kelly 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 22, 2013



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117043 / 4755-000-008-0000

Lot 8, PLAT OF TINAS COMA, according to the plat thereof recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 9, PLAT OF TINAS COMA, according to the plat thereof recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 9;
Thence South 0°23'58" West along the East line thereof 10.00 feet;
Thence South 89°33'49" West 198.03 feet;
Thence North 0°23'58" East 1.99 feet;
Thence South 88°16'23" West 88.42 feet, more or less, to the original Northerly line of said Lot 9;
Thence North 67°23'21" East along said Northerly line 26.50 feet;
Thence North 89°33'49" East 262.06 feet to the point of beginning.

Situated in Skagit County, Washington



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: Not Disclosed
Auditor's No(s): 92101, records of Skagit County, Washington
In favor of: W.R. Morgan
For: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress
Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of said Lot 21

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 21, 1962
Auditor's No(s): 619347, records of Skagit County, Washington
In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons
Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington: Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 3, 1967
Auditor's No(s): 692899, records of Skagit County, Washington
In favor of: August Bendtsen
Purpose and Area Affected:

1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. _____ in the office of Skagit County, Washington.

2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.

4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.

5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 6, 1977
Auditor's No(s): 859943, records of Skagit County, Washington



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SCHEDULE "B"

In favor of: Continental Telephone Company, State of Washington, County of Skagit,
Nationwide Cablevision, Puget Sound Power and Light
For: Utility Purposes
Affects: That part of Anacortes Street which is as it extends between Tracts 21,
20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 21, 1979
Auditor's No(s): 7908210054, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a Washington
corporation
For: Ingress and egress and for AC Power and Telephone Lines
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 25, 1994
Auditor's No(s): 9410250042, records of Skagit County, Washington
In favor of: The State of Washington
Purpose: Easement No. 1: A non exclusive easement for ingress and egress and
utilities
Easement No. 2: Easement for clear and open beam paths
Affects:

Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.

Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81° and 173° true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.

7. 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 TINAS COMA:

Recording No: 200008110004

8. 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: December 29, 1995
Auditor's No(s): 9512290071, records of Skagit County, Washington
As Follows:
Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage Northwest, and an area known as the landfill and easements for ingress and egress and utilities to these parcels. All of which matters are contained in a document entitled "Burlington Hill Agreement" executed contemporaneously with this document
9. 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: August 24, 2000
Auditor's No(s): 200008240005, records of Skagit County, Washington
Executed By: Property Investors, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005
Recording No.: 200509020143



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SCHEDULE "B"

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 24, 2000
Auditor's No(s): 200008240005, records of Skagit County, Washington
Imposed By: Tina's Coma Homeowners Association
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 24, 2000
Auditor's No(s): 200008240006, records of Skagit County, Washington
In favor of: Property Investors, L.L.C., a Washington limited liability company
For: Ingress, egress and utilities
Affects: Said premises and other property
12. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;
Recorded: June 30, 2003
Auditor's No(s): 200306300449, records of Skagit County, Washington
Executed By: Kenneth L. White and Mary B. Whiton
As Follows:
The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Tina's Coma 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.

