When recorded return to: Kristian P. Powell 1316 E. Gilkey Road Burlington, WA 98233



Skagit County Auditor 4/30/2013 Page

\$74.00 3:55PM



425 Commercial Mount Vernon, WA 98273 Escrow No.: 620018424

CHICAGO TITLE 620018424

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan T. Jones and Alissa M. Jones, 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 Kristian Powell, a married man as his separate

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

Lot 51, "PLAT OF COUNTRY AIRE PHASE I", as per plat recorded in Volume 15 of Plats, pages 91 through 94, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P104090 / 4605-000-051-0000

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

Dated: April 24, 2013

Alissa M. Jones

SKAGIT COUNTY WASHINGTON **REAL ESTATE EXCISE TAX** 20131562

APR 3 0 2013

Amount Paid \$ 3,788. 60 Skagit Co. Treasurer

Deputy

I certify that I know or have satisfactory evidence that

Nathan T. Jones and Alissa M. Jones

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/he/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:\`

Statutor Evingency Medicard (SPB 10-05) WAOODOON HOR WASHED 09.28.12

Name:

lavcia

Notary Public in and for the State of Sedro- U rvoller Residing at:

My appointment expires:

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SCHEDULE "B"

Special Exceptions

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 28, 1906

Auditor's No(s).: 61920, records of Skagit County, Washington

In favor of: The Puget Sound and Baker River Railroad Company

For: A 50-foot wide strip of land Affects: A railroad right-of-way

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: San July 3, 1907

Auditor's No(s): 63372, records of Skagit County, Washington

In favor of The Puget Sound and Baker River Railroad Company

For: A 50 foot wide strip of land Affects: A railroad right-of-way

3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 29, 1992

Auditor's No(s): 9210290099, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary

appurtenances

Affects: A strip of land 10 feet in width across all lots, tracts and spaces located

within the above described property being parallel with and coincident with the

boundaries of all private/public street and road rights-of-way

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 29, 1993

Auditor's No(s).: 9303290048, records of Skagit County, Washington

In favor of: Dike District No. 12
For: Dike District No. 12
Ingress and egress

Affects: Eastern 400 feet of Gilkey road, as platted between Tracts 74 and 77,

PLAT OF BURLINGTON ACREAGE PROPERTY

6. 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 COUNTRY AIRE PHASE 1:

Recording No: 9306110139

7. Covenants, conditions, restrictions, and easements 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: June 11, 1993

Auditor's No(s). 9306110140, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and

Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993

Auditor's No(s).: 9309150090, records of Skagit County, Washington

8. Terms, conditions, and restrictions of that instrument entitled City of Burlington Ordinance No.

1169;

Recorded: September 6, 1990

Auditor's No(s).: 9009060046, records of Skagit County, Washington

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 09.28.12

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EXHIBIT "A"

Exceptions

- 9. Assessments, if any, levied by City of Burlington.
- 10. 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.

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.

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 09.28.12

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