

When recorded return to:
Colby J. Allen and Allia E. Allen
939 Summer Meadows Court
Sedro Woolley, Wa 98284



201305140072
Skagit County Auditor \$74.00
5/14/2013 Page 1 of 3 1:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018231

CHICAGO TITLE
620018231

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard A. Lutz, 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 Colby J. Allen and Allia E. Allen, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 40, SUMMER MEADOWS, according to the Plat thereof recorded in Volume 15 of Plats,
Pages 176 through 178, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107024, 4630-000-040-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully describe in
Chicago Title Order 620018231, Schedule B, Special Exceptions; and Skagit County Right To Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: May 1, 2013

Richard A. Lutz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 1760
MAY 14 2013

Amount Paid \$ 3,565.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

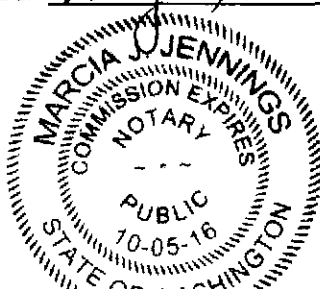
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Richard A. Lutz

 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: May 1, 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. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 1, 1994
Auditor's No.: 9402010068, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way
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 **SHORT PLAT NO. SW-1-78:**

Recording No: 872597
3. 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 SUMMER MEADOWS:**

Recording No: 9407130077
4. Covenants, conditions, easements, and restrictions contained in declaration(s) of restriction, 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: July 15, 1994
Auditor's No(s): 9407150146, records of Skagit County, Washington
Executed By: Cornerstone Court Joint Venture
5. Covenants, conditions, restrictions, assessments 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: June 6, 1995
Auditor's No(s): 9506060018, records of Skagit County, Washington
Executed By: Cornerstone Court Joint Venture and Presidio Homes
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 15, 1994
Auditor's No(s): 9407150146, records of Skagit County, Washington
Imposed By: Cornerstone Court, Joint Venture
7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 15, 2007
Recording No.: 200710150138



EXHIBIT "A"

Exceptions

8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.
10. Assessments, dues and charges, if any, levied by Summer Meadows Owners' 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.



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