



201305150081

When recorded return to:  
John L. Tarasenko  
1049 Wedmore Place  
Sedro Woolley, WA 98284

Skagit County Auditor

\$75.00

5/15/2013 Page

1 of

4 1:41PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018576

CHICAGO TITLE  
620 018576

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Clayton Franklin, who is married to <sup>S</sup>~~Suzanna~~ M. Franklin, and Susanna M. Franklin as to any and all homestead interest

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to John L. Tarasenko, a single man

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

Lot 1, Short Plat No. PL-01-0438, approved November 7, 2002, recorded November 7, 2002 under Skagit County Auditor's File No. 200211070077, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 3 East of W.M.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119747 / 350518-4-014-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018576, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 13, 2013

*Clayton Franklin By Joyce Franklin*  
Clayton Franklin  
By: Joyce Franklin, his Attorney in Fact

*Suzanna M. Franklin*  
Suzanna M. Franklin

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131783  
MAY 15 2013

Amount Paid \$ 2,406.22  
Skagit Co. Treasurer  
By *ham* Deputy

# STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit of Skagit

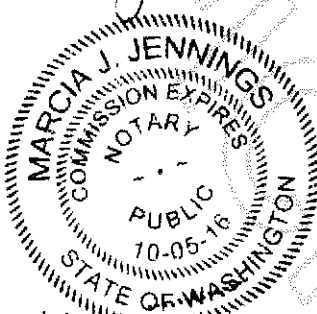
I certify that I know or have satisfactory evidence that

Joyce Franklin

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Clayton Franklin to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

May 14, 2013



Marcia J. Jennings

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

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Susanna F. Franklin

is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

May 14, 2013



Marcia J. Jennings

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



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**SCHEDULE "B"**  
Special Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Jeffrey McKay  
Purpose: side setback  
Recording Date: January 20, 2005  
Recording No.: 200501200127  
Affects: indeterminate portion of said premises
2. AGREEMENT REGARDING ANNEXATION AND ULID/LID WAIVER OF PROTESTS FOR DEVELOPMENT WITHIN THE UGA OF THE CITY OF SEDRO-WOOLLEY;  
Recording Date: November 8, 2002  
Recording No.: 200211070078
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 the face of the filed Short Plat No. PL-01-0438:  
Recording No: 200211070077
4. 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 the face of the filed Short Plat No. 90-38:  
Recording No: 9010180005
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line together with necessary appurtenances  
Recording Date: March 17, 1991  
Recording No.: 749848
6. Reservation of minerals and mineral oils in, on, and under said land, as reserved in an instrument;  
Recording Date: April 30, 1906  
Recording No.: 56908
7. Covenants, conditions, restrictions and easements 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: May 5, 1971  
Recording No.: 752195 and 752197  
  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: February 1, 1972  
Recording No.: 763612
8. City, county or local improvement district assessments, if any.
9. Liability for future assessments, if any, levied by the City of Sedro Woolley.

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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