

When recorded return to:
Levi J Davies and Julie A Davies
10309 Ridge Place
Sedro Woolley, WA 98284



201305170103

Skagit County Auditor \$74.00
5/17/2013 Page 1 of 3 2:08PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018759

CHICAGO TITLE
620018759

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peggy A Allen, Unmarried 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 Levi J Davies and Julie A Davies, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, ROLLING RIDGE ESTATES NO. 2, according to the plat thereof recorded in Volume 14 of
Plats, pages 97 and 98, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83758, 4522-000-007-0004

Subject to:

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

Dated: May 15, 2013

Peggy A Allen

20131877
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 17 2013

Amount Paid \$ 5841.62
By Skagit Co. Treasurer Deputy

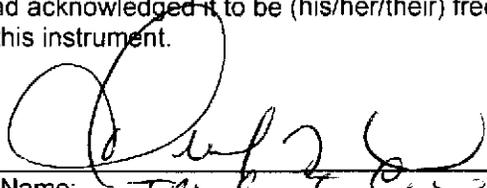
STATUTORY WARRANTY DEED
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that

Peggy A. Allen
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: 5-16-13


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

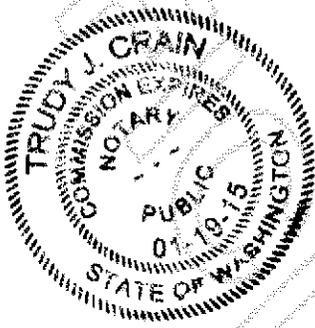


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 14, 1963
Auditor's No.: 643177, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Co.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 29, 1989
Auditor's No.: 8911290054, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
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 **ROLLING RIDGE ESTATES NO. 2:**

Recording No: 8911130011
4. Covenants, conditions, 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: November 20, 1989
Auditor's No(s): 8911200033, records of Skagit County, Washington
Executed By: Donald Finn, President for Finn Homes, Inc.

Said instrument is a re-recording of instrument (s);
Recorded: November 14, 1989
Auditor's File No(s): 8911140007, records of Skagit County, Washington
5. City, county or local improvement district assessments, if any.

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.

