



201305170132

Skagit County Auditor 5/17/2013 Page 1 of 3 3:52PM \$74.00

When recorded return to: David L. Lawrence and Tracy A. Lawrence 21474 Rolling Ridge Drive Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial Mount Vernon, WA 98273 Escrow No.: 620018686

CHICAGO TITLE 620018686

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lohink, LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David L. Lawrence and Tracy A. Lawrence, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot A, SKAGIT COUNTY LONG CARD NO. PL-06-1046, approved May 8, 2007 and recorded May 22, 2007, under Auditor's File No. 200705220073, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125363 / 4927-000-001-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620018686, Schedule B, Special Exceptions; and Skagit County Right To Farmm Ordinance, which are attached hereto and made a part hereof.

Dated: May 16, 2013

Lohink, LLC, a Washington limited liability company

BY: Gary Lohman, Managing Member

By: Michael J. Spink, Managing Member

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2013 1832

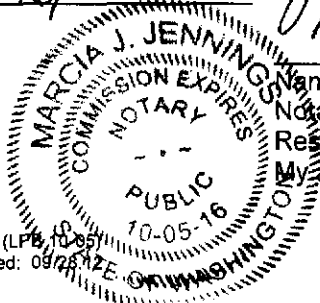
MAY 17 2013

Amount Paid \$ 4,437.20 Skagit Co. Treasurer By kfk Deputy

State of Washington County of Skagit

I certify that I know or have satisfactory evidence that Gary Lohman and Michael J. Spink are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Managers of Lohink, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 16, 2013 Name: Marcia J. Jennings Notary Public in and for the State of WA Residing at: Sedro-Woolley, WA My appointment expires: 10/15/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

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

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 26, 1992
 Auditor's No(s): 9210260016, 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. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 19, 1992
 Auditor's No(s): 9211190049, records of Skagit County, Washington
 In favor of: M. Kelly Schols and Heather L. Schols
 For: Ingress, egress and access
 Affects: The Southerly 20 feet of the Easterly 165 feet of said premises

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 SKAGIT COUNTY SHORT PLAT NO. 95-029:

 Recording No: 9512290029

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 21, 2003
 Auditor's No(s): 200301210019, records of Skagit County, Washington
 In favor of: Vern C. Mast and Colleen M. Mast
 For: Utilities

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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 SKAGIT COUNTY SHORT PLAT NO. 06-343:

 Recording No: 200612120130

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: December 12, 2006
 Auditor's No(s): 200612120132, records of Skagit County, Washington
 In favor of: Skagit County
 For: Protected Critical Area

9. 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 SKAGIT COUNTY LONG CARD NO. PL-06-1046:



SCHEDULE "B"
Special Exceptions (continued)

Recording No: 200705220073

Correction for page 2 of said survey recorded under Auditor's File No. 200712240160, records of Skagit County, Washington.

10. Plat Lot of Record Certification

Recording Date: May 22, 2007
Recording No.: 200705220074

11. Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: March 19, 2008
Recording No.: 200803190088

12. 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.



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