



201305230065

WHEN RECORDED RETURN TO  
COMER A. LARUE  
11216 22ND ST SE  
LAKE STEVENS, WASHINGTON 98258

Skagit County Auditor \$75.00  
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CHICAGO TITLE  
020018181



## CHICAGO TITLE COMPANY

5109245

### STATUTORY WARRANTY DEED

**THE GRANTOR(S)**

NORETEP, A WASHINGTON GENERAL PARTNERSHIP

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131889

MAY 23 2013

in hand paid, conveys and warrants to  
COMER A. LARUE AND EMILIE D. FENLON, HUSBAND AND WIFE

Amount Paid \$ 1,696.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

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

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35  
NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

(ALSO KNOWN AS TRACT 39 OF THAT SURVEY RECORDED ON OCTOBER 23, 1989, IN VOLUME 9 OF SURVEYS,  
PAGES 51 AND 52, UNDER AUDITOR'S FILE NO. 8910230031, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SITUATED IN THE SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Abbreviated Legal: PTN SE SE 11-35-5E WM

Tax Account Number(s): 35051140040200/35051140040017

Dated: MAY 17, 2013

NORETEP, A WASHINGTON GENERAL PARTNERSHIP

*Peter J. Poeschel*  
BY: PETER POESCHEL, PARTNER

*Ronald Schult*  
BY: RONALD SCHULT, PARTNER

LPB10/KLC/052006

STATE OF WASHINGTON

SS

COUNTY OF

Enoch  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETER POESCHEL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PARTNER OF NORTEP TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 21<sup>st</sup>, 2013

Don Graham  
NOTARY SIGNATURE

PRINTED NAME: DON GRAHAM  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bothell, WA  
MY APPOINTMENT EXPIRES April 9, 2017

**DON GRAHAM**  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 9, 2017

STATE OF WASHINGTON

SS

COUNTY OF

Enoch  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONALD SCHULTZ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PARTNER OF NORTEP TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 21<sup>st</sup>, 2013

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**DON GRAHAM**  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 9, 2017

NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5109245

SPECIAL EXCEPTIONS

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Road and Utilities  
Recording Date: November 18, 1986  
Recording No.: 8911180010  
Affects: Portion of property herein described and includes other property

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Noretap  
Recording Date: February 21, 1989  
Recording No.: 8902210090

Reference is hereby made to said document for full particulars.

and Re-Recording Date: October 23, 1989  
and Re-Recording No.: 8910230016  
Reason: to add and correct easements

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 3, 1989; April 16, 2002  
Recording No.: 8910300086; 200204160016

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 SURVEY :

Recording No: 8910230031

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: November 2, 1989  
Recording No.: 8911020072

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: November 2, 1989  
Recording No.: 8911020073

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: At&T Wireless Service  
Purpose: Access and Utilities  
Recording Date: September 15, 1995  
Recording No.: 9509150054

EXHIBIT/RDA/0999



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5109245

continued

Terms and Conditions of that Variance No. PL 96-021:

Recording Date: July 3, 1996  
Recording No.: 9607030036

Terms and Conditions of that Variance No. PL 96-022:

Recording Date: February 4, 1997  
Recording No.: 970204058

Terms and Conditions of that Variance No. PL 96-0022:

Recording Date: June 26, 1997  
Recording No.: 9706260110

The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 14, 2002  
Recording No.: 200201140188

EXHIBIT/RDA/0999



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