

When recorded return to:

Rockne J. Andreini  
1510 North 43rd Place  
Mount Vernon, WA 98273



201305290112

Skagit County Auditor

\$77.00

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 03-20848-AT

Grantor: Neill P Smith and Debra S Smith  
Grantee: Rockne J. Andreini

Tax Parcel Number(s): P122910 and 4859-000-013-0000

Abbreviated Legal:

CHICAGO TITLE  
620018839

### Statutory Warranty Deed

THE GRANTORS Neill Smith and Debra Smith, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rockne J. Andreini and Dion L. Menser as joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in the County of , State of Washington

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131963

MAY 29 2013

Abbreviated Legal:

Lot 13, Spinnaker Cove Div. 2

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B ATTACHED

Amount Paid \$ 7,014.64  
Skagit Co. Treasurer  
By *nam* Deputy

"The Grantee by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common."

Rockne J Andreini

Dion L Menser

Tax Parcel Number(s): P122910 and 4859-000-013-0000

Dated <sup>28+</sup> 5/24/13

*Neill P. Smith*  
Neill P Smith

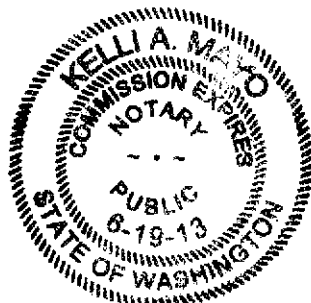
*Debra S. Smith*  
Debra S Smith

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Neill P Smith and Debra S Smith

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
he / she (they) signed this instrument and acknowledge it to be his / her (their)  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/28/13



Notary Public in and for the State of Washington

Residing at Salmon Falls

My appointment expires: 6/19/13

When recorded return to:

Rockne J. Andreini  
1510 North 43rd Place  
Mount Vernon, WA 98273

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 03-20848-AT

Grantor: Neill P Smith and Debra S Smith  
Grantee: Rockne J. Andreini

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Abbreviated Legal:

### Statutory Warranty Deed

THE GRANTORS Neill Smith and Debra Smith, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rockne J. Andreini and Dion L. Menser as joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in the County of , State of Washington

Abbreviated Legal:  
Lot 13, Spinnaker Cove Div. 2

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B ATTACHED

"The Grantee by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common."

  
Rockne J Andreini

  
Dion L. Menser


Tax Parcel Number(s): P122910 and 4859-000-013-0000

Dated 5/24/13

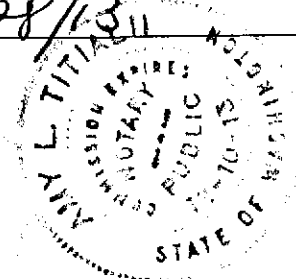
Neill P Smith


Debra S Smith

State of Washington }  
County of King } SS:

I certify that I know or have satisfactory evidence that ~~Neill P Smith and Debra S Smith~~ Rockne J. Andreini   
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
he / she / they signed this instrument and acknowledge it to be his / her / their  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/28/13



  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 12/10/13



# ACKNOWLEDGEMENT


ATTACHED TO AND MADE A PART OF: Statutory Warranty Deed

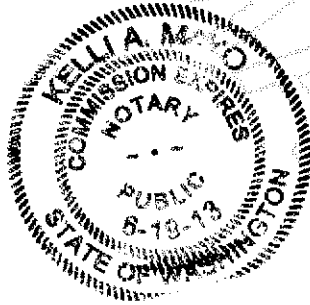
State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Dion L Menser**

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
he (she) / they signed this instrument and acknowledge it to be his her / their  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/29/13

  
Notary Public in and for the State of Washington  
Residing at Sedra Woolley  
My appointment expires: 6/19/13



201305290112

Skagit County Auditor

\$77.00

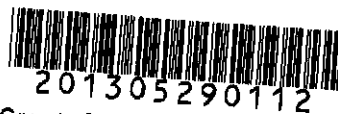
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## EXHIBIT A

Lot 13, PLAT OF SPINNAKER COVE DIVISION NO. 2, according to the plat thereof recorded under Auditor's File No. 200505180106, records of Skagit County, Washington.  
Situated in Skagit County, Washington.



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## EXHIBIT B

### SPECIAL EXCEPTIONS

Question of the true North line of Parcel A caused by the ambiguity as set forth therein.

The South line of Parcel A could be the South line of Auditor's File No. 664712, records of Skagit County, Washington, and its extensions or it could be the South line of Auditor's File No. 663818, records of Skagit County, Washington, and its extensions, or it could be fence line existing since January 31, 1966 on a line approximately 370 feet North of the South line of said subject division, or it could be same combination thereof. Hence, the Company is unwilling to state the location of the true North line of the subject property.

Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991, under Auditor's File No. 9109100095, records of Skagit County, Washington, particulars.

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: October 11, 1991  
Auditor's No(s): 9110110103, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: June 7, 1961  
Auditor's No(s): 608565, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The easement portion of the subject property

Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: December 10, 1992  
Auditor's No(s): 9212100100, records of Skagit County, Washington  
In favor of: Richard D. Cejka, et ux  
For: Ingress, egress and utilities  
Affects: East 60 feet over and across Parcels 1 and 2 for the benefit of subject property

Implied easement, if any, for private ditch as disclosed by Deeds recorded under Auditor's File No. 554570 and 664712, records of Skagit County, Washington, on properties to the West of the subject property.

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: January 10, 2005  
Auditor's No(s): 200501100130, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: To construct, operate, maintain, utility systems, sale of electricity  
Affects: 10 foot wide portions of the subject property

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 SPINNAKER COVE DIVISION NO. 2:

Recording No: 200505180106

Covenants, conditions, restrictions, assessments 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 18, 2005  
Recording No.: 200505180107



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## EXHIBIT B

Assessments, if any, levied by City of Mount Vernon.

City, county or local improvement district assessments, if any.

Assessments, dues and charges, if any, levied by Homeowners' Association of Spinnaker Cove, a Washington non-profit corporation.

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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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