

When recorded return to:

Sara J Stamback
50075 280th St
Lancaster, CA 93536



201305310134

Skagit County Auditor \$76.00
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Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018606

CHICAGO TITLE
020018606

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tory J. Kowalczyk, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Sara J Stamback, a married woman as her sole and separate property and Brian Stamback, a married man as his sole and separate property

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 99-0017, as approved March 2, 2001, recorded March 12, 2001, under Auditor's File No. 200103120137, records of Skagit County, Washington; being a portion of Government Lot 3 and Government Lot 7, Section 9, Township 35 North, Range 8 East of the Willamette Meridian, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 350809-0-004-0404, P104579

Subject to: Conditions, covenants, restrictions and easements of record, and the Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 24, 2013

Tory J. Kowalczyk

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20132026

MAY 31 2013

Amount Paid \$ 5,167.00
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Tory J. Kowalczyk

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: May 30, 2013

Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: ~~1015 2016~~ Sedro-Woolley

My appointment expires: 10/5/2016

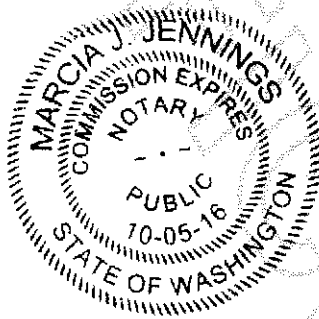


EXHIBIT "A"

Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 6, 1949
Auditor's No(s): 435450, records of Skagit County, Washington
Executed By: Wm. H. Kimball, David N. Richardson, and Charles Blair, Trustees for the stockholders of The Sound Timber Company
As Follows: Reserving all oil, coal, gas, and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 12, 1995
Auditor's No(s): 9506120065, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Right-of-Way No. 1: The Northwesterly 10 feet of the above Short Plat No. 91-071, EXCEPT the Northeasterly 300 feet thereof.

Right-of-Way No. 2: The Southwesterly 10 feet of the Northeasterly 300 feet of the above described parcels as measured parallel with and at right angles to the Northeasterly line thereof.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 22, 1995
Auditor's No(s): 9506220063, records of Skagit County, Washington
In favor of: James Cook, Jr. and Terri Cook, husband and wife
For: Drainage
Affects: The Northwesterly 10 feet of said premises

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 8, 1994
Auditor's No(s): 9408080065, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Short Plat No. 91-07

Being located as constructed or to be constructed on the above described property, generally described as follows:

Easement No. 1: All streets, road rights-of-way, ingress, egress and utility easements as now or hereafter designed, platted and/or constructed within the above described Parcels "A" and "B". (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described Parcels "A" and "B" being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 14, 1999
Auditor's No(s): 9904140109, records of Skagit County, Washington
In favor of: James Cook, Jr. and Terri Cook, husband and wife



EXHIBIT "A"

Exceptions

For: Ingress, egress, utilities and emergency vehicle turnaround
Affects: A 40 foot wide strip across said premises

6. 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 Short Plat NO. 91-104:
7. 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.
8. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: December 16, 1999
Recording No.: 199912160091

Reference is hereby made to said document for full particulars.

9. Access, Utility and Well Protection Easement executed by James Cook, et ux, recorded December 16, 1999, under Auditor's File No. 199912160090, records of Skagit County, Washington.
10. 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 Short Plat No. 99-0017:

Recording No: 200103120137

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 18, 2003
Auditor's No(s): 200308180293, records of Skagit County, Washington
In favor of: James A. Lakey and Cristi A. Lakey, husband and wife
For: An existing driveway
Affects: The Westerly portion of said premises

12. Exceptions and reservations as contained in instrument;

Recorded: August 18, 2003
Auditor's No.: 200308180294, records of Skagit County, Washington
Executed By: Elk Properties, a Washington limited liability company
As Follows: Seller reserves the right to approve any new or used mobile homes in writing prior to installation onto the above referenced property

13. Terms, conditions, and restrictions of that instrument entitled Lot of Record Certification;

Recorded: October 16, 2006
Auditor's No(s): 200610160193, records of Skagit County, Washington
In Favor of: Skagit County Planning and Development Services

14. Terms, conditions, and restrictions of that instrument entitled Title Notification;

Recording Date: March 20, 2009



EXHIBIT "A"

Exceptions

Recording No.: 200903200107

15. 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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Skagit County Auditor

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\$78.00