



201305310149

Skagit County Auditor

\$74.00

5/31/2013 Page

1 of

3 3:37 PM

## When recorded return to:

Matthew D. Staudenraus and Amy L. Staudenraus  
20169 Okerlund Dr  
Mount Vernon, WA 98274

Filed for record at the request of:

CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018780

CHICAGO TITLE

620018780

## BARGAIN AND SALE DEED

THE GRANTOR(S) Columbia State Bank

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand  
paid, bargains, sells, and conveys to

Amy L. Staudenraus and Matthew D. Staudenraus , a married couple

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

Tract D, S.S.V.P. NO. 1, according to the plat thereof recorded in Volume 15 of Plats, pages 6 and  
7, records of Skagit County, Washington.

Situating in Skagit County, Washington:

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

Tax Parcel Number(s): P100514 / 4575-000-004-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018780, Schedule B, Special Exceptions; and Skagit County Right to  
Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 21, 2013

Columbia State Bank

BY:

James E Duncan, Vice President

State of

Washington  
County of Pierce

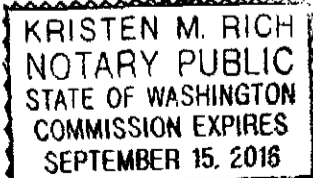
I certify that I know or have satisfactory evidence that

Jim Duncan

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Vice President of Columbia State Bank to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

Dated:

May 28, 2013



Name:

Kristen M. Rich

Notary Public in and for the State of

Residing at: Covington

My appointment expires: Sept 15, 2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 2035

MAY 31 2013

Amount Paid \$ 6234.11  
Skagit Co. Treasurer  
By Deputy

## SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 16, 1990  
Auditor's No.: 9011160061, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Underground distribution and electric lines and appurtenances thereto
2. 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 S.S.V.P. No. 1:

Recording No: 9110170036

3. Notice and the terms and conditions thereof;  
Recorded: June 19, 1990  
Auditor's No.: 9006190064, records of Skagit County, Washington  
Regarding: Domestic water line  
As Follows:

Skagit Valley Properties assumed responsibility for continuation of the above described waterline to service the building sites located in Plat S.S.V.P. No. 1 (location noted above) and further agrees and assures that all present and future property owners contained within Plat S.S.V.P. No. 1 shall provide Skagit County with a signed agreement to release the County from all liability, present and future, due to contamination of the domestic aquifer. Further that the restriction exists prohibiting the drilling of water wells and the property abandonment of existing wells on the aforementioned lots as outlined in WAC 173-160-425. Further, that Skagit County waives any fees for access to the aforementioned waterline from the owners of Lot Nos. 1, 2 and 3 of Short Plat 41-88 and Lot Nos. 1, 2 and 3 of Short Plat 54-88 located on the Southwest corner and North side of S.S.V.P. No. 1, respectively, provided those owners comply with all tenants of these conditions.

4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc. provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: January 7, 1922  
Auditor's No.: 15366, records of Skagit County, Washington
5. Covenants, conditions, and restrictions contained in Skagit County Conditional Agreement;  
Recorded: September 16, 1994  
Auditor's No.: 9409160076, records of Skagit County, Washington  
Executed By: Mohanna Al-Anzi and Sherrill Al-Anzi, husband and wife
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. 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.

8



201305310149