



201306070104

When recorded return to:
Michael M. Dyberg and Connie L. Dyberg
10079 Samish Island Road
Bow, WA 98232

Skagit County Auditor

\$75.00

6/7/2013 Page

1 of

4 1:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014124

CHICAGO TITLE 620014124

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig A. MacKay and Katherine P. MacKay, Trustees of The Celtic Trust, dated June 23 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael M. Dyberg and Connie L. Dyberg, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

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

Tract 8, PLAT OF SAMISH ISLAND ESTATES and a Portion of Government Lot 1, Section 35, Township 36 North, Range 2 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P47347 360235-0-001-0400 / P81526 4403-000-008-0015 / P47348 360235-0-001-0509

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

Dated: June 4, 2013

Craig A. MacKay and Katherine P. MacKay, Trustees of The Celtic Trust, dated June 23 2006

BY:

Craig A. MacKay, Trustee

BY:

Katherine P. MacKay, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132134

JUN 07 2013

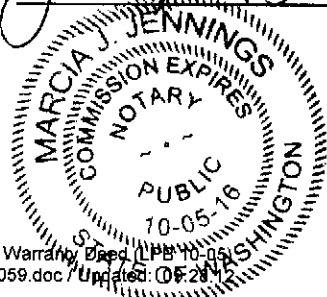
Amount Paid \$ 52,782.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Craig A. Mackay and Katherine P. Mackay 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 Trustees of the Celtic Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

June 7, 2013



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47347, P81526, P47348, 360235-0-001-0400, 4403-000-008-0015 and 360235-0-001-0509

PARCEL A:

Tract 8, PLAT OF SAMISH ISLAND ESTATES, according to the plat thereof recorded in Volume 12 of Plats, page 69, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 1, Section 35, Township 36 North, Range 2 East, W.M., lying South of the Holloran County Road and lying Easterly of the Samish Island County Road and lying Westerly of the Westerly line of Tract 8 of the Plat of Samish Island Estates, according to the plat thereof recorded in Volume 12 of Plats, page 69, records of Skagit County, Washington, and Westerly of said Westerly line of Tract 8 produced North, being a portion of Tract 4, records of Skagit County Short Plat No. 51-78, approved June 6, 1979 and recorded June 7, 1979 in Volume 3 of Short Plats, page 123, under Auditor's File No. 7906070005, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

All that portion of Government Lot 1 of Section 35, Township 36 North, Range 2 East, W.M., lying Southwesterly of the Samish Island County Road and Northwesterly of the Southwesterly projection of the Northwesterly line of Tract 3, Revised Skagit County Short Plat No. 51-78, approved June 6, 1979, and recorded June 7, 1979, in Volume 3 of Short Plats, page 123, under Auditor's File No. 7906070005, records of Skagit County, Washington.

Situated in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Exceptions and reservations as contained in instrument;
Recorded: February 7, 1944
Auditor's No.: 368951, records of Skagit County, Washington
As Follows: Also reserving from the above described land 50% of all minerals, including oil and gas in or under said land unto the Federal Land Bank of Spokane
3. Notes contained on the face of the Short Plat, as follows:
 - A. All maintenance and construction of roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of the land.
 - B. Short Plat Number and date of approval shall be included in all Contracts and Deeds.
 - C. Water - Samish Farms Water Associates.
 - D. Sewer - Septic tank and drainfield additional info. on file with County Health Dept.
 - E. Zoning - Residential.
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: July 16, 1979
Auditor's No(s): 7907160020, records of Skagit County, Washington
Executed By: Eric Ulfwengren and Susan P. Ulfwengren, husband and wife

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 10, 2009
Recording No.: 200911100033
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 16, 1979
Auditor's No(s): 7907160020, records of Skagit County, Washington
Imposed By: Samish Island Estates
6. Record of Survey

Recording Date: June 21, 1999
Recording No.: 9906210053
7. Agreement, providing temporary rights of Dick Lundquist and Lois Lundquist, husband and wife, including the terms and conditions thereof; entered into;
By: Dick Lundquist and Lois Lundquist, husband and wife
And Between: Dan P. Kourkoumelis and Cathy L. Kourkoumelis, husband and wife
Recorded: June 23, 2006
Auditor's No.: 200606230129, records of Skagit County, Washington
Providing: Property line agreement
Affects: Parcel A
8. 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.
9. City, county or local improvement district assessments, if any.



EXHIBIT "B"

Exceptions

10. Assessments, if any, levied by Samish Island Estates Homeowner's Association.
11. Assessments, if any, levied by Samish Farm Water Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if 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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