

When recorded return to:  
Dennis G. Thomason and Donna M. Thomason  
16832 Gailee Drive  
Burlington, WA 98233



201306180110  
Skagit County Auditor \$74.00  
6/18/2013 Page 1 of 3 3:49PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018332

CHICAGO TITLE

620018332

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Wanda M. Johnson, 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 Dennis G. Thomason and Donna M. Thomason, Husband and Wife

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

Lot 20, COUNTRY CLUB MEADOWS DIVISION III, according to the Plat thereof recorded in Volume 15 of Plats, Pages 60 and 61, records of Skagit County, Washington.

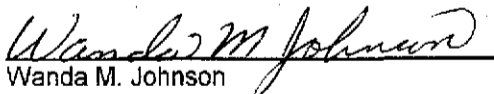
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4593-000-020-0009, P102704

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

Dated: June 12, 2013

  
Wanda M. Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132330  
JUN 18 2013

Amount Paid \$ 6038.31  
Skagit Co. Treasurer  
By *Man* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of CA

County of Los Angeles

I certify that I know or have satisfactory evidence that

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

Dated: 6/14/13

Kelly J. Hentzen  
Name: Kelly J. Hentzen

Notary Public in and for the State of CA

Residing at: 20033 Curassow Ct. Canby 91351

My appointment expires: 3-9-17



201306180110

## EXHIBIT "A"

### 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. 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 COUNTRY CLUB MEADOWS DIVISION III:  
  
Recording No: in Volume 15 of Plats, Pages 60 and 61
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: September 21, 1992  
Auditor's No(s): 9209210151, records of Skagit County, Washington  
Executed by: Piazza Construction, Inc.
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: September 21, 1992  
Auditor's No(s): 9209210151, records of Skagit County, Washington  
Imposed By: Country Club Meadows Homeowners' Association
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Country Club Meadows.

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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