



201306210127

When recorded return to:
David A. Tincher
23524 Bernie Morris Court
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
6/21/2013 Page 1 of 4 2:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017730

CHICAGO TITLE
620017730

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Bruckshen, an unmarried individual and Deanne L. Bruckshen, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David A. Tincher, an unmarried person

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

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

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 99-0019, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P116638 / 340436-1-001-0500

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 19, 2013

Michael Bruckshen
Michael R. Bruckshen

Deanne Bruckshen
Deanne L. Bruckshen

2013 2394
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2013

Amount Paid \$ 2208.00
By MF Skagit Co. Treasurer Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael R. Bruckshen and Deanne L. Bruckshen 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: June 21, 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): P116638 / 340436-1-001-0500

PARCEL A:

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 99-0019, approved April 11, 2000, recorded April 12, 2000, under Auditor's File 200004120016, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter and Northwest Quarter of the Northeast Quarter of Section 35, Township 34 North, Range 4 East of the Willamette Meridian, records of Skagit County, Washington.

PARCEL B:

An easement for access and utilities as delineated on the face of said SKAGIT COUNTY SHORT PLAT NO. 99-0019, approved April 11, 2000, recorded April 12, 2000, under Auditor's File 200004120016, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, established by instrument;
Recorded: November 15, 1999
Auditor's No.: 199911150122, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Side sewer
Affects: Parcel A and other property
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

Said easement contains, among other things, provisions for maintenance by the common users.
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1999
Auditor's No.: 199911150123, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Ingress and egress to a pump station site on said described property
Affects: Parcel B and other property
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
3. Agreement, including the terms and conditions thereof, entered into;
By: Gary L. Lohman
And Between: Skagit County Sewer District No. 2
Recorded: July 13, 1999
Auditor's No.: 9907130073, records of Skagit County, Washington
Providing: Developer extension
4. Agreement, including the terms and conditions thereof, entered into;
By: Skagit County Sewer District No. 2
And Between: Gary Lohman
Recorded: November 15, 1999
Auditor's No.: 199911150120, records of Skagit County, Washington
Providing: Sewer service
5. 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 SKAGIT COUNTY SHORT PLAT NO. 99-0019:
Recording No: 200004120016
6. Covenants, conditions, restrictions, easements and road maintenance agreement contained in declaration of restrictions, 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: April 12, 2000
Auditor's No.: 200004120017, records of Skagit County, Washington
Executed by: Gary Lohman
7. Liability to future assessments, if any, disclosed by Road Maintenance Agreement recorded April 12, 2000 under Auditor's File No. 200004120017, records of Skagit County, Washington.
8. Assessments, if any, levied by Skagit County Sewer District No. 2.
9. 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.

