



Skagit County Auditor 6/25/2013 Page 1 of 2 \$73.00 2 10:38AM

When recorded return to: H. Albert Green 1701 24th Court Anacortes, Wa 98221

Filed for record at the request of:



425 Commercial Mount Vernon, WA 98273 Escrow No.: 620018773

CHICAGO TITLE 620018773

STATUTORY WARRANTY DEED

THE GRANTOR(S) Permelia A. Griffin, an unmarried woman for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to H. Albert Green, an unmarried man

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

Lot 6, PLAT OF BAKER VIEW ESTATES, according to the plat thereof recorded in Volume 14 of Plats, page 20, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4483-000-006-0002, P83278

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018773, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 18, 2013

Permelia A. Griffin by Michael H. Griffin Attorney in fact Permelia A. Griffin by Michael H. Griffin, her attorney in fact

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20132422 JUN 25 2013

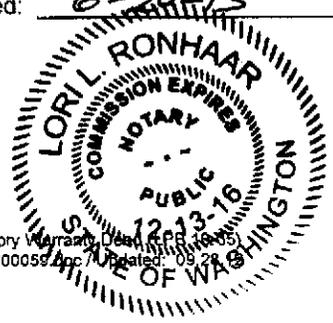
Amount Paid \$ 3,565.00 Skagit Co. Treasurer By [Signature] Deputy

State of WASHINGTON COUNTY of SAN JUAN

I certify that I know or have satisfactory evidence that MICHAEL H. GRIFFIN

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 Power of Attorney of Permelia A. Griffin to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-20-13



[Signature] Name: LORI L. RONHAAR Notary Public in and for the State of WA Residing at: FRIDAY HARBOR, WA My appointment expires: 12-13-16

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument;  
  
Recorded: November 13, 1972  
Auditor's No.: 776702, records of Skagit County, WA  
In favor of: Chester A. Baker and Velma Baker,  
                  husband and wife  
For: Sanitary sewer line and appurtenances  
Affects: East 12 feet of said lots
  
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument;  
  
Recorded: July 23, 1985  
Auditor's No.: 8507230033, records of Skagit County, WA  
In favor of: City of Anacortes  
For: Storm sewer line and appurtenances  
Affects: South 10 feet of Lot 6
  
3. 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 PLAT OF BAKER VIEW ESTATE:  
  
Recording No: Volume 14 of Plats, page 20
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Cascade Natural Gas  
Purpose: install, construct, operate and maintain underground conduits, cable, pipe and wire  
Recording Date: January 14, 1987  
Recording No.: 8701140057
  
6. City, county or local improvement district assessments, if any.
  
7. Assessments, if any, levied by City of Anacortes.

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.

