

When recorded return to:  
Seth Fikkert and Lauren Fikkert  
17497 Cypress St  
Mount Vernon, WA 98274



201306280126  
Skagit County Auditor \$74.00  
6/28/2013 Page 1 of 3 2:03PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019206

CHICAGO TITLE  
620019206

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William H. Bagley Jr., as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Seth Fikkert and Lauren Fikkert, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, "REPLAT OF RIDGEWOOD DIVISION NO. 1, LOTS 3, 4 & 5," according to the plat thereof,  
recorded in Volume 11 of Plats, Page 61, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P79733 / 4353-000-004-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 21, 2013

*William H. Bagley Jr.*  
William H. Bagley Jr.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132507  
JUN 28 2013

Amount Paid \$ 3476.00  
Skagit Co. Treasurer  
By *nam* Deputy

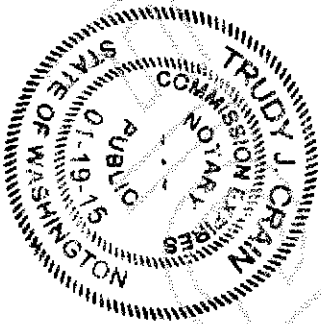
STATUTORY WARRANTY DEED

(continued)

State of Wash  
County of Skagit

I certify that I know or have satisfactory evidence that  
William H. Bagley Jr  
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: 10-21-13



Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: 1111 1st St  
My appointment expires: 1-19-15



201306280126

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, and restrictions contained in declaration of restriction, 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: December 17, 1968, and April 4, 1969

Auditor's No.: 721503 and 725029, records of Skagit County, Washington

Executed By: Paul E. Heilman, et al

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 27, 1970

Recording No.: 738336

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 RIDGEWOOD DIVISION NO. 1

Recording No: 721502

4. 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 REPLAT OF RIDGEWOOD, DIVISION NO. 1, LOTS 3, 4 & 5:

Recording No: 853081

5. City, county or local improvement district assessments, if any

#### SKAGIT COUNTY RIGHT TO FARM ORIDANCE:

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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