

**When recorded return to:**

Shad R. Skinner and Adele R. Skinner  
31098 W. Main St  
Sedro Woolley, WA 98284



201306280128

Skagit County Auditor

\$74.00

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Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018874

**CHICAGO TITLE**

620018874

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Frank Cook and Patricia Cook, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Shad R. Skinner and Adele R. Skinner, husband and wife

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

Lot 5 , PLAT OF WESTPARK, according to the plat thereof recorded May 31, 2001, under  
Auditor's File No. 200105310140 and amended by Affidavit of Minor Correction of Survey recorded  
January 7, 2003, under Auditor's File No. 200301070082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4778-000-005-0000, P118087

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018874, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 25, 2013

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

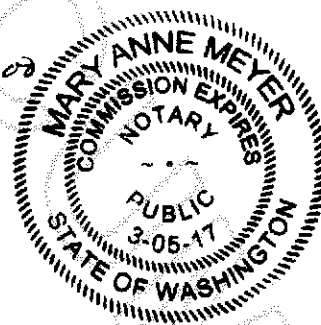
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JUN 28 2013

Frank Cook

Patricia Cook

Amount Paid \$ 4010.00  
Skagit Co. Treasurer  
By *man* Deputy



State of Washington

County of Skagit of Washington

I certify that I know or have satisfactory evidence that

Frank Cook and Patricia Cook  
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 26, 2013

*Mary Anne Meyer*

Name: MARY ANNE MEYER

Notary Public, in and for the State of WA

Residing at: Sedro Woolley WA

My appointment expires: 3-5-17

## SCHEDULE "B"

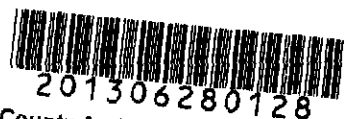
### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 4, 2000  
Auditor's No(s): 200012040111, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of all lots
2. Agreement, including the terms and conditions thereof, entered into;  
By: James and Terry Cook  
And Between: Town of Lyman  
Recorded: May 31, 2001  
Auditor's No.: 200105310139, records of Skagit County, Washington  
Providing: Domestic water with related covenants and agreements  
Affects: All of plat
3. Restrictions contained on the face of said plat, 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.  
  
Amended by instrument(s):  
Recorded: March 22, 2002  
Auditor's No(s): 200203220066, records of Skagit County, Washington
4. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: September 12, 2001  
Auditor's No(s): 200109120121, records of Skagit County, Washington
5. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: March 22, 2002  
Auditor's No(s): 200203220067, records of Skagit County, Washington
6. 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 Westpark:  
  
Recording No: 200105310140
7. Assessments, if any, levied by City of Lyman.
8. City, county or local improvement district assessments, if any.
9. 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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