



201307030109

When recorded return to:  
Michael S. Danielson  
22998 State Route 9  
Mount Vernon, WA 98274

Skagit County Auditor \$74.00  
7/3/2013 Page 1 of 3 2:31PM

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018760

CHICAGO TITLE  
620018760

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Heidi J. Devereux, who acquired title as Heidi J. Fladebo, 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 Michael Danielson, a married man as his ~~separate estate~~ sole and separate property the following described real estate, situated in the County of Skagit, State of Washington:

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

A portion of Government Lot 1, Section 36, Township 33 North, Range 4 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P17861 / 330436-0-011-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018760, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 2, 2013

Heidi J. Devereux

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132597  
JUL 03 2013

Amount Paid \$ 2,600.24  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Heidi J. Devereux  
\_\_\_\_\_ 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: July 3, 2013



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): P17861 / 330436-0-011-0002**

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**PARCEL A:**

The North 205 feet of the West 214 feet of that portion of Government Lot 1, Section 36, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 1,587.3 feet East and 30 feet South of the Northwest corner of the Northeast Quarter of said Section 36;  
Thence South 208.7 feet to a point;  
Thence Southerly to a point which is 1,579.6 feet East and 253.16 feet South of the Northwest corner of said Northeast Quarter;  
Thence South 1 degree West 210.5 feet;  
Thence North 88 degrees 36' East 134.5 feet;  
Thence Easterly to a point which is 1,796 feet East and 447.4 feet South of the Northwest corner of said Northeast Quarter;  
Thence East a distance of 52 feet;  
Thence Northerly to a point which is 1,848 feet East and 30 feet South of the Northwest corner of said Northeast Quarter;  
Thence West on a line which is 30 feet South of the North line of said Northeast Quarter, a distance of 260.7 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities, over, under and across the following described property:

The North 30 feet of that portion of Government Lot 1, Section 36, Township 33 North, Range 4 East, W.M., lying Westerly of State Highway 9;

EXCEPT the West 324.5 feet thereof.

Situated in Skagit County, Washington.



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;  
Reserved by: Maurice A. Erickson and Robin E. Erickson  
Purpose: Ingress, egress and utilities  
Recording Date: November 14, 1997  
Recording No.: 9711140068  
Affects: Northerly portion of said premises
2. Terms and conditions of Boundary Line Adjustment Quit Claim Deed  
Recording Date: August 12, 1998  
Recording No.: 9808120054  
As Follows:  

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot."
3. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE ACCESS COVERAGE REFERENCED THEREIN IS LIMITED TO THE ACCESS ALLOWED IN ANY CROSSING PERMIT WHICH MAY BE REQUIRED BY THE OWNER OF THE ADJOINING RAILROAD RIGHT OF WAY (OR FORMER RAILROAD RIGHT OF WAY), SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS THEREIN.
4. Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof  
Recording Date: July 13, 2000  
Recording No.: 200007130028
5. Protected Critical Ares Site Plan and the terms and conditions thereof  
Recording Date: August 28, 2000  
Recording No.: 200008280078
6. Shared Well and Water System Agreement and the terms and conditions thereof  
Recording Date: October 3, 2000  
Recording No.: 200010030012
7. 600' RADIUS 2 PARTY PUBLIC WELLHEAD PROTECTION AREA, AS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 200801150090.
8. The policy to issue will include the following exception from coverage:  

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:  
Any crossing permit or other requirement of the railroad or former railroad company to cross their right of way.
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.



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