



201307090122

Skagit County Auditor

7/9/2013 Page

1 of

2 1:40PM

\$73.00

**When recorded return to:**

Shad R. Skinner and Adele R. Skinner  
31118 Cunningham Avenue  
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019361

**CHICAGO TITLE**

620019361

**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 6, 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): P118088, 4778-000-006-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620019361, Schedule B, Special Exceptions; and Skagit County  
Right To Farm Ordinance, which are attached hereto and made a part hereof.


Dated: July 2, 2013

  
Frank Cook

  
Patricia Cook

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 26 48  
JUL 09 2013

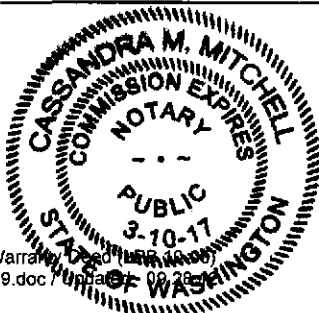
Amount Paid \$ 806 .00  
Skagit Co. Treasurer  
By  Deputy

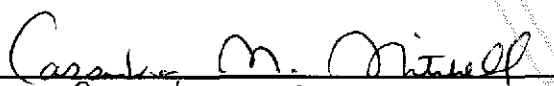
State of WACounty of Skagit

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: 7-8-13

  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-17

## 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, 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  
  
Affidavit of Minor Correction recorded under Auditor's File No. 200301070082
5. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.  
Recording Date: April 7, 2008  
Recording No.: 200804070078  
Reference is hereby made to said document for full particulars.
6. Assessments, if any, levied by City of Lyman.
7. 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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