



201307250100

Skagit County Auditor

\$75.00

7/25/2013 Page

1 of

4 3:35PM

When recorded return to:

Anthony Kyle Sanger and Tanya Nichole Sanger
17583 Cook Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132935
JUL 25 2013

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019317

Amount Paid \$10,507.00
Skagit Co. Treasurer
By *mlm* Deputy

CHICAGO TITLE
620019317

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel R. Cox and Erin R. Cox, 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 Anthony Kyle Sanger and Tanya Nichole Sanger, husband and wife

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

PARCEL A:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 02-0639, approved February 13, 2003 and recorded July 3, 2003 under Auditor's File No. 200307030141, records of Skagit County, Washington.

EXCEPT the South 86.50 feet of Lot 2 of said Skagit County Short Plat.

Situated in Skagit County, Washington.

PARCEL B:

An easement twenty feet in width for ingress, egress and utilities across the East 20 feet of Lot 1 and the South 86.5 feet of the original Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 02-0639, approved February 13, 2003 and recorded July 3, 2003 under Auditor's File No. 200307030141, records of Skagit County, Washington

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120591 / 350324-0-014-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620019317, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2013

Daniel R. Cox
Daniel R. Cox

Erin R. Cox
Erin R. Cox

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Daniel R. Cox and Erin R. Cox 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: 7/24/13

Deborah K. Flick
Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Ashe Grove

My appointment expires: 8/19/14

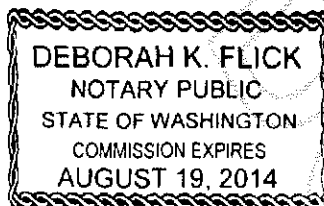


EXHIBIT "A"
Exceptions

1. Application No. Var 91-047 of Kendra Smith - Findings of Fact Recommendation No. AGV 90 047.REC and the terms and conditions thereof

Recording Date: November 26, 1991
Recording No.: 9111260026
2. 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 SKAGIT COUNTY SHORT PLAT NO. 02-0639:

Recording No: 200307030141
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 3, 2003
Recording No.: 200307030141
Matters shown: Encroachment of a fence along the Northerly boundary onto premises to the North by an undisclosed amount.
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 BOUNDARY LINE ADJUSTMENT SURVEY:

Recording No: 200507010138
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 1, 2005
Recording No.: 200507010138
Matters shown: Encroachment of a fence along the Northerly boundary onto premises to the North by an undisclosed amount.
6. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: October 12, 2005
Recording No.: 200510120063
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 24, 2005
Recording No.: 200510240217
8. 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.



EXHIBIT "A"

Exceptions
(continued)

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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