

**When recorded return to:**

Roger A. Nederhood and Kristin N. Nederhood  
7813 Delvan Hill Road  
Sedro Woolley, WA 98284



201307290192

Skagit County Auditor

\$75.00

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019155

CHICAGO TITLE  
620019155

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Regan Edwin Schwertfeger and Angela Jane Schwertfeger, 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 Roger A. Nederhood and Kristin N. Nederhood, husband and  
wife

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

Lot 7, PLAT OF IDA ESTATES, according to the plat thereof recorded in Volume 15 of Plats,  
pages 29 and 30, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100964 / 4577-000-007-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Order 620019155, Schedule B, Special Exceptions; and Skagit County Right To Farm  
Ordinance, which are attached hereto and made a part hereof.

Dated: July 17, 2013

Regan Edwin Schwertfeger  
  
Angela Jane Schwertfeger

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 2983  
JUL 29 2013

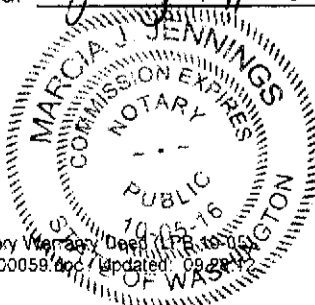
State of Washington  
County of Skagit

Amount Paid \$ 3,263.81  
Skagit Co. Treasurer  
By mem Deputy

I certify that I know or have satisfactory evidence that Regan Edwin Schwertfeger

                     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 19, 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

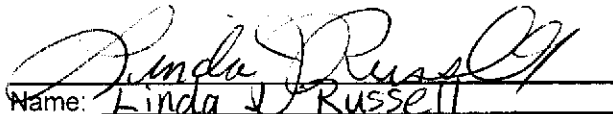
STATUTORY WARRANTY DEED  
Continued

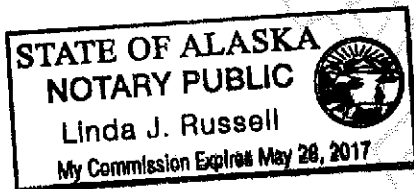
State of AK  
3rd Judicial Dist of N/A

I certify that I know or have satisfactory evidence that Angela Jane Schwertfeger

(s)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: 7/17/13

  
Name: Linda J. Russell  
Notary Public in and for the State of AK  
Residing at: Anchorage  
My appointment expires: 5/28/17



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 8, 1992  
Auditor's No(s): 9201080021, records of Skagit County, Washington  
For:  
Installing and running as well as maintaining a well and water system including but not limited to the drilling of wells and construction of wells and buildings  
Affects:  
Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 35 North, Range 4 East of the Willamette Meridian;  
Thence South 88°52'08" East 30.00 feet to the Southwest corner of Lot 7 of the Plat of Ida Estates;  
Thence North 01°17'05" East 185 feet;  
Thence South 88°52'08" East 100 feet to the center point of 200 foot radius easement for well site pollution control  
Said instrument is a re-recording of instrument (s);  
Recorded: December 5, 1991  
Auditor's File No(s): 9112050058, records of Skagit County, Washington
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 IDA ESTATES:  
Recording No: 9203120017
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: December 5, 1991  
Auditor's No(s): 9112050006, records of Skagit County, Washington  
Executed By: Willard M. Hendrickson and Ida M. Hendrickson
4. Terms and conditions contained in instrument;  
Recorded: December 5, 1991  
Auditor's No.: 9112050007, records of Skagit County, Washington  
For: Preventing contamination of water supply  
Affects: Any portion of said premises lying within 100 feet of well
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 5, 1991  
Auditor's No(s): 9112050006, records of Skagit County, Washington  
Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife
7. Agreement, including the terms and conditions thereof, entered into;  
By: Willard M. Hendrickson and Ida M. Hendrickson  
And Between: Hayes Drilling  
Recorded: May 16, 2000  
Auditor's No.: 200005160149, records of Skagit County, Washington  
Providing: Well and Water Supply
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 16, 2000  
Auditor's No(s): 200005160149, records of Skagit County, Washington  
Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife



## **SCHEDULE "B"**

### **Exceptions Continued**

9. Dues, charges and assessments, if any, levied by document recorded May 16, 2000, under Auditor's File No. 200005160149, records of Skagit County, Washington.
10. City, county or local improvement district assessments, if any.
11. 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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