

Skagit County Auditor
8/6/2013 Page 1 of 3 10:29AM \$74.00

When recorded return to:
Larry N. Codner and Corrine Codner
12718 Eagle Drive 632 ALDER BROOK LN
Burlington, WA 98233 GRANTS PASS. OR
97527

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019509

CHICAGO TITLE
620019509

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Messenger and Tajana Messenger, Co-Trustees of the James and Tajana Messenger Revocable Living Trust, dated October 12, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Larry N. Codner and Corrine Codner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, Block 2, COUNTRY CLUB ADDITION NO. 6, according to the plat thereof, recorded in Volume 11 of Plats, page 42, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79520, 4339-002-019-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620019509, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

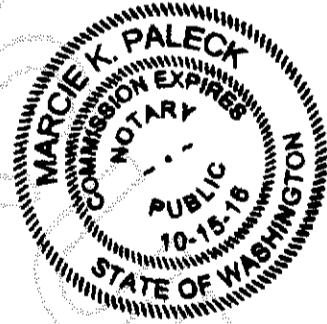
Dated: August 1, 2013

The James and Tajana Messenger Revocable Living Trust, dated October 12, 1993

BY James Messenger Co-Trustee
James Messenger, Co-Trustee

BY Tajana Messenger Co-Trustee
Tajana Messenger, Co-Trustee

State of WASHINGTON
COUNTY of SKAGIT



I certify that I know or have satisfactory evidence that JAMES MESSENGER AND TAJANA MESSENGER

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustees of JAMES AND TAJANA * MESSENGER REVOCABLE LIVING TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 5 2013
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133126
AUG 06 2013

Marcie Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: MOUNT VERNON, WA
My appointment expires: OCTOBER 15

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By kk Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 2, 1971
Auditor's No(s): 750497, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 21, 1976
Auditor's No(s): 839445, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of said premises

4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns, under and upon the exterior seven feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, review, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

5. Easement delineated on the face of said plat;
For: The exterior 7 feet parallel with and adjacent to the streets

6. 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: July 6, 1976
Auditor's No(s): 838525, records of Skagit County, Washington
Executed By: D & C Land and Development, Inc., a Washington corporation

Amended by instrument(s):
Recorded: September 26, 1988
Auditor's No(s): 8809260009, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);
Recorded: September 14, 1988
Auditor's File No(s): 8809140003, records of Skagit County, Washington

7. Notice with regards to Architectural Control Committee;
Recorded: September 13, 1988 and December 15, 1992
Auditor's No.: 8809130017 and 9212150052, records of Skagit County, Washington

8. Covenants, conditions, and restrictions contained in declaration 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



201308060014

SCHEDULE "B"

42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 5, 1977

Auditor's No.: 853302, records of Skagit County, Washington

Executed By: Dujardin Custom Homes, Inc., a Washington corporation

As Follows: Dujardin Custom Homes, Inc., a Washington corporation; Marvel Construction, Inc., a Washington corporation; and Bellingham First Federal Savings and Loan Association

9. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
Recorded: March 15, 2001
Auditor's No(s): 200103150094, records of Skagit County, Washington
10. Liability to future assessments, if any, levied by Burlington Sewer District.
11. 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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