



201308080098

When recorded return to:
Michael P. O'Donnell and Sarah Carter O'Donnell
2216 Hickory Dr.
Anacortes, WA 98221

Skagit County Auditor \$75.00
8/8/2013 Page 1 of 4 3:38PM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019133

CHICAGO TITLE
620019133

STATUTORY WARRANTY DEED

THE GRANTOR(S) Caroline S. Lukasik and Patrick J. Lukasik, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Michael P. O'Donnell and Sarah Carter O'Donnell, husband and wife

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

Lot 51, PLAT OF PARKSIDE, according to the Plat thereof recorded in Volume 14 of Plats, Pages 170 through 174, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P99180 / 4552-000-051-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 6, 2013

Caroline S. Lukasik

Patrick J. Lukasik

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
2013 Bill 5
AUG 08 2013
Amount Paid \$ 82.00
By M6 Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

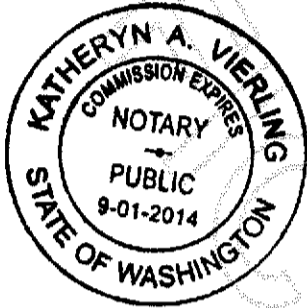
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Caroline S. Lukasik & Patrick J Lukasik is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 8, 2013



Kathryn A. Vierling
Name: Kathryn A. Vierling
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9-01-2014



EXHIBIT "A"
Exceptions

1. 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 PARKSIDE:

Recording No: 199103250003

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Auditor's No.: 78125, records of Skagit County, WA
Affects: Said premises and other property

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 6, 1992
Recording No.: 9202060046

Said instrument replaces declaration of restrictions recorded under Auditor's File No. 9105300048.

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 2001
Recording No.: 200108310164

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: February 6, 1992
Auditor's No.: 9202060046, records of Skagit County, WA
Imposed by: Parkside Owners' Association

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 6, 1990
Recording No.: 9009060042
Affects: A portion of said premises

6. City, county or local improvement district assessments, if any.

7. Dues, charges and assessments, if any, levied by Parkside Owners Association.

8. Assessments, if any, levied by City of Anacortes.



EXHIBIT "A"

Exceptions
(continued)

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

1. 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.

