



201308190111

Skagit County Auditor  
8/19/2013 Page 1 of 3 1:34PM \$74.00

**When recorded return to:**  
Andrew J. Ryan and Kelli R. Ryan  
16983 Sargent Lane  
Burlington, WA 98233

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019589

**CHICAGO TITLE**  
620019589

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph A. R. Cox and Marie D. 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 Andrew J. Ryan and Kelli R. Ryan, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, Plat of Rockridge Estates, Division No. 1, according to the plat thereof, recorded in Volume  
13 of Plats, Page 45, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P82507, 4441-000-005-0004

Subject to:

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

Dated: August 15, 2013

\_\_\_\_\_  
Joseph A. R. Cox

\_\_\_\_\_  
Marie D. Cox

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 3330  
AUG 19 2013

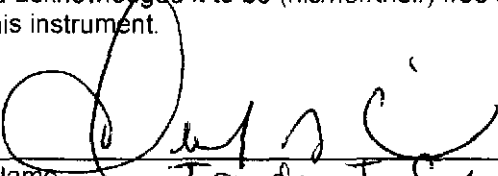
Amount Paid \$ 5,790.00  
Skagit Co. Treasurer  
By Deputy

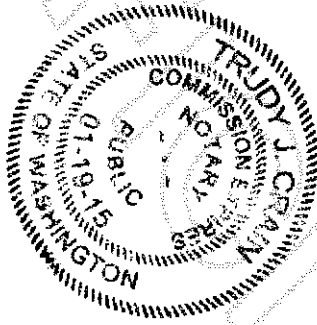
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Joseph A.R. Cox + Marie D. 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: 08-16-13

  
Name: Trudy J. O'Grady  
Notary Public in and for the State of WASH  
Residing at: Wash  
My appointment expires: 1-19-15



**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 **ROCKRIDGE ESTATES DIVISION NO. 1:**

Recording No: 8108260001

2. Covenants, conditions, restrictions and easements 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 9, 1966  
Recording No.: 678478

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 8, 1981  
Recording No.: 8102020019

3. Covenants, conditions, restrictions and easements 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 9, 1966  
Recording No.: 678479

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 8, 1981 and August 23, 1982  
Recording No.: 8102020019 and 8208230059

**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.

