

When recorded return to:

Joseph O. Werder and Arie A. Werder
3305 Blanchard Road
Bow, WA 98232



201308280166

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.: 620019601

CHICAGO TITLE
620019601

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance Thomas Hower, who is married to Kathy Hower, and Kathy Hower as to any and all homestead rights and interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Joseph O. Werder and Arie A. Werder, husband and wife

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

That portion of the Northwest Quarter of the Northwest Quarter and that portion of the Southwest Quarter of said Northwest Quarter all in Section 22, Township 36 North, Range 3 East, W.M., being described as follows:

Commencing at the Southwest corner of said Northwest Quarter of Section 22;
Thence North 0 degrees 38'52" East along the Northerly extension of the West line of the Southwest Quarter of said Section 22, a distance of 1680.00 feet to the TRUE POINT OF BEGINNING;
Thence South 0 degrees 38'52" West along said extension, 655.00 feet;
Thence North 79 degrees 35'00" East 750.00 feet;
Thence South 10 degrees 25'00" East 600.00 feet;
Thence East 475 feet, more or less, to the East line of said Southwest Quarter of the Northwest Quarter;
Thence North along said East line and the East line of said Northwest Quarter of the Northwest Quarter to a point that is North 79 degrees 35'00" East from the TRUE POINT OF BEGINNING;
Thence South 79 degrees 35'00" West to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof lying Westerly of the County Road known as the Blanchard Road or Legg Road.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P48051 / 360322-2-006-0108

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620019601, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 26, 2013

Lance Thomas Hower

Kathy Hower

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3503

AUG 28 2013

Amount Paid \$ 8905.00
By Skagit Co. Treasurer Deputy
kk

STATUTORY WARRANTY DEED
(continued)

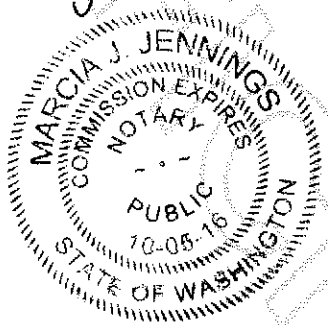
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Lance Thomas Hower and Kathy Hower
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: August 26, 2013

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



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SCHEDULE "B"

SPECIAL EXCEPTIONS

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

Granted to: Pacific Telephone and Telegraph Company
Purpose: Right to Erect and maintain 4 anchors with the necessary wires, etc.
Recording Date: March 1, 1929
Recording No.: 220644
2. Notice of On-Site Sewage System Limitation and the terms and conditions thereof

Recording Date: March 24, 1986
Recording No.: 8603240004
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Blanchard Sub-Flood Control Zone
Purpose: Ingress, egress and maintenance of dike for the containment of tidal waters
Recording Date: September 29, 1988
Recording No.: 8809290002
4. Notice of Approval and terms and conditions thereof

Recording Date: May 28, 1995
Recording No.: 9504280003
5. Title Notification - Property Designated Agricultural Resource Lands and the terms and conditions thereof

Recording Date: January 9, 1998
Recording No.: 9801090078
6. Waiver and Covenant Not to Sue and the terms and conditions thereof

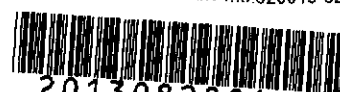
Recording Date: January 9, 1998
Recording No.: 9801090079
7. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: January 9, 1998
Recording No.: 9801090080
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hower Revocable Living Trust
Purpose: Drainfield
Recording Date: August 15, 2003
Recording No.: 200308150283
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hower Revocable Living Trust
Purpose: Water Line
Recording Date: August 15, 2003
Recording No.: 200308150284
10. Easement Agreement and the terms and conditions thereof

Recording Date: March 15, 2004
Recording No.: 200403160147



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\$75.00

EXHIBIT "A"

Exceptions (continued)

11. 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 Survey:

Recording No: 200408250097

12. Affect, if any, of Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Berrach McMonagle, a single person and Jennifer Glyzinski, a single person
Purpose: Ingress, egress and utilities
Recording Date: August 31, 2004
Recording No.: 200408310085

Said Grantor was not in title to said property he granted easement over and has not acquired any interest in since.

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

Granted to: Don and Lorelee Ruzicka
Purpose: Water line
Recording Date: May 26, 2005
Recording No.: 200505260070

14. Notice re: Bylaws and Service Area and the terms and conditions thereof

Recording Date: November 16, 2009
Recording No.: 200911160063

15. 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.

16. Assessments, if any, levied by Blanchard Edison Water Association:

17. 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.

