



When recorded return to:
David E. Christensen and Jean R. Christensen
Lot 3 Starvation Ridge Lane
Mount Vernon, WA 98273

Skagit County Auditor \$75.00
8/29/2013 Page 1 of 4 2:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019693

CHICAGO TITLE
620019693

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald E Giles and Almeda M Giles, 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 David E. Christensen and Jean R. Christensen, husband and wife

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

PARCEL A:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL05-0109, approved November 15, 2005, and recorded November, 18, 2005, under Auditor's File No. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2 of Skagit County Short Plat No. 90-40, recorded under Auditor's File No. 9008230031, records of Skagit County, Washington; and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities across Starvation Ridge Lane as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. PL05-0109, approved November 15, 2005, and recorded November, 18, 2005, under Auditor's File No. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2 of Skagit County Short Plat No. 90-40, recorded under Auditor's File No. 9008230031, records of Skagit County, Washington; and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123774 / 350332-3-030-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133541

AUG 29 2013

Amount Paid \$ 3921.00
By Skagit Co. Treasurer
Deputy
klc

STATUTORY WARRANTY DEED
(continued)

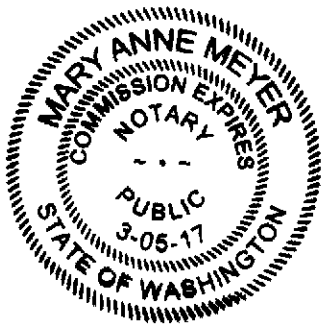
Dated: August 27, 2013

Gerald E. Giles
Gerald E Giles
Almeda M. Giles
Almeda M Giles

State of Washington
County of Albermarle

I certify that I know or have satisfactory evidence that
Gerald E. Giles and Almeda M. Giles
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: Aug. 27, 2013



Mary Anne Meyer
Name: MARY ANNE MEYER
Notary Public in and for the State of WA
Residing at: Duvall-Wallace, WA
My appointment expires: 3-5-17



EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof, entered into;
By: Bernice Fender, et al
And Between: Kenneth Meyer
Recorded: February 15, 1983
Auditor's No.: 8302150021, records of Skagit County, Washington
Providing: Fence line accepted as legal boundary
Affects: Easterly portion of Skagit County Short Plat No. PL05-0109

2. Affidavit by Kenneth N. Meyer and Mary O. Meyer;
Recorded: September 14, 1992
Auditor's No(s): 9209140140, records of Skagit County, Washington
As follows:

On the face of said Short Plat, under Note 2, is the following:

"All maintenance and construction of private roads are the responsibility of the homeowners assoc. with lot owners as members."

Said Note does not reflect the true wishes of the undersigned as it was never their intent to form a homeowners association, nor has one been formed to date.

Therefore, the undersigned, as the creators or platters of the property above described hereby eliminate Note 2 and replace it with the following:

"All maintenance and construction of private roads are the responsibility of the individual lot owners in direct proportion to the usage thereof."

3. 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 SKAGIT COUNTY SHORT PLAT NO. 90-40:

Recording No: 9008230031

Amended by Survey
Recording No.: 9312100123

4. Covenants, conditions, and restrictions contained in instrument(s), 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 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 9, 1994
Auditor's No(s): 9403090095, records of Skagit County, Washington
Executed By: William D. Frans, Jr. and Janice J. Frans, husband and wife
As Follows: The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of a Skagit County approved subdivision.

5. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".

6. 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 SKAGIT COUNTY SHORT PLAT NO. PL05-0109:

Recording No: 200511180020



201308290118

EXHIBIT "A"

Exceptions (continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 19, 2005
Auditor's No(s): 200509190212, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet wide, 5 feet on each side of centerline as facility is now constructed
8. Agreement, including the terms and conditions thereof, entered into;
By: Advanced Septic Treatment, Inc.
And Between: Jay Overway
Recorded: December 21, 2005
Auditor's No.: 200512210051, records of Skagit County, Washington
Providing: Maintenance and inspection of sewage system
9. 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: May 31, 2006
Recording No.: 200605310237
10. City, county or local improvement district assessments, if any.

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.



201308290118