



201309060101

When recorded return to:

Ian J. Brooks and Marjoria Allison Brooks
16712 Augusta Lane
Arlington, WA 98223

Skagit County Auditor

9/6/2013 Page

1 of

5 1:57PM

\$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019332

CHICAGO TITLE
620019332

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob C. Martyn and Rochelle Y. Martyn, 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 Ian J. Brooks and Marjoria^e Allison Brooks, husband and wife

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

Lot 73, Plat of Country Aire Phase 2, according to the plat thereof, recorded in Volume 15 of Plats,
Pages 119 and 120, records of Skagit County, Washington.

Situate in Skagit County, Washington

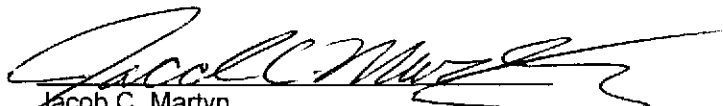
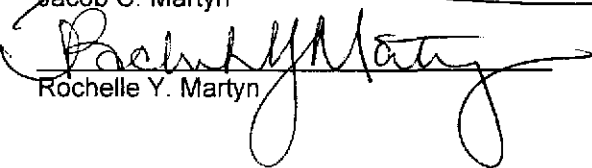
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104157, 4615-000-073-0002

Subject to:

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

Dated: September 4, 2013


Jacob C. Martyn

Rochelle Y. Martyn

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133654
SEP 06 2013

Amount Paid \$ 3,200.10
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

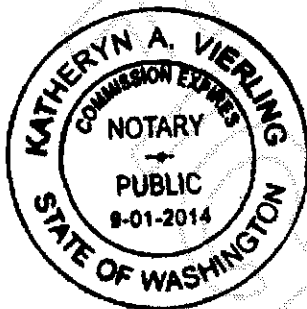
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Jacob C. Martyn & Rochelle Y. Martyn

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: September 5, 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



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EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 28, 1906
Auditor's No(s): 61920, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50-foot wide strip of land
Affects: A railroad right-of-way

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 3, 1907
Auditor's No(s): 63372, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50-foot wide strip of land
Affects: A railroad right-of-way

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 29, 1992
Auditor's No(s): 9210290099, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 29, 1993
Auditor's No(s): 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12
For: Ingress and egress
Affects: The Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77, Plat of Burlington Acreage Property

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

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purposes of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

7. Easement delineated on the face of said plat;

For: Utilities
Affects: The exterior 10 feet of said premises adjoining and parallel to street frontage

8. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's file No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.

9. Restrictions contained on the face of said plat, as follows:



EXHIBIT "A"

Exceptions (continued)

Buyer should be aware that this plat is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction.

Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department for details.

The property is impacted by agricultural uses on adjacent nearby property, and by odors associated with the Burlington Water Treatment Plant located to the East off South Section Street and odors associated with National Frozen Foods and Ocean Pacific Seafood waste water disposal on spray fields located to the South of the property off Anacortes Street. These odors may affect the use and enjoyment of the property. However, due to the need to maintain, and possibly expand the above named uses in their current location, in the public interest, the City of Burlington will not adopt or support regulatory measures affecting odors emitted from the Waste Water Treatment Plant or waste disposal spray fields which are more strict than those administered by Northwest Air Pollution Authority or the Department of Ecology. The purchaser of any parcel, developed or undeveloped, with the borders of this Plat assumed the risk and consequences of these impacts on themselves, their household members, any guest of the household living on the property, or renter of the property.

10. Sanitary sewer connection credit;

\$102,409.65 shall be applied against the per lot current rates at the time of building permit application.

11. 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: June 11, 1993

Auditor's No(s): 9306110140, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993

Auditor's No(s): 9309150090, records of Skagit County, Washington

12. 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: November 19, 1993

Auditor's No(s): 9311190140, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry

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

14. Assessments, if any, levied by City of Burlington.

SKAGIT COUNTY RIGHT TO FARM ORDIANCE:

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



EXHIBIT "A"

Exceptions
(continued)

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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