

When recorded return to:
Jake Aldridge
7899 Pinelli Road
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
9/20/2013 Page 1 of 3 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019504

CHICAGO TITLE
620019504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dave L. Hamilton and Joyce Hamilton, 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 Jake Aldridge, an unmarried man

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

Lot A, SKAGIT COUNTY SHORT PLAT NO. SP96-0069, approved September 19, 2005 and
recorded September 23, 2005 under Auditor's File No. 200509230113, records of Skagit County,
Washington.

Situated in Skagit County, Washington.


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

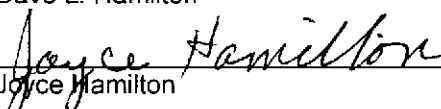
Tax Parcel Number(s): P123368 / 350717-1-001-0500

Subject to:

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

Dated: September 19, 2013



Dave L. Hamilton


Joyce Hamilton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133853
SEP 20 2013

Amount Paid \$ 4,455.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED


(continued)

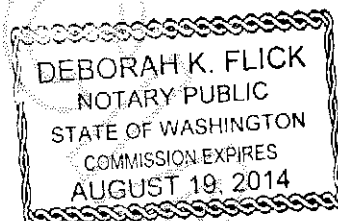
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Dave L. Hamilton and Joyce Hamilton 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: 9/19/13


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arington WA
My appointment expires: 8/19/14



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.



201309200063

EXHIBIT "A"
Exceptions

1. 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: April 24, 1925
Recording No.: 183087
2. 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. 51-79:

Recording No: 7907310040
3. 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: April 4, 1988
Recording No.: 8804040043
4. Private Roadway and Crossing Easement and terms and conditions thereof

Recording Date: January 6, 1998
Recording No.: 9801060045
5. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: September 23, 2005
Recording No.: 200509230109
6. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: September 23, 2005
Recording No.: 200509230111
7. 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. SP96-0069:

Recording No: 200509230113
8. 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.
9. 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.

