



201309260075

When recorded return to:
Robert P. Chase and Sharon R. Chase
21356 Rolling Ridge Drive
Sedro Woolley, WA 98284

Skagit County Auditor
9/26/2013 Page 1 of 3 1:53PM \$74.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3926

SEP 26 2013

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019288

Amount Paid \$ 5254.22
Skagit Co. Treasurer
By *lck* Deputy

CHICAGO TITLE
620019288

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara M. Gradl and David J. Balicki, Unmarried persons, each as to their separate estate and each as to an undivided 50% interest

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

in hand paid, conveys, and warrants to Robert P. Chase and Sharon R. Chase, husband and wife

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

PARCEL A:

Lot 2, ROLLING RIDGE ESTATES NO. 1, according to the plat thereof recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Lot 2 of the Plat of Rolling Ridge Estates No. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington;

Thence North 89°35'52" East along the South line of said Lot 2 to a distance of 90.00 feet;

Thence South 0°24'08" East parallel with the East line of said Lot 2, a distance of 50.00 feet;

Thence South 89°35'52" West, a distance of 90.00 feet to a point which bears South 0°24'08" East from the point of beginning;

Thence North 0°24'08" West, a distance of 50.00 feet to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P68547 / 3987-000-002-0009, P37795 / 350427-0-065-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 23, 2013

Barbara M. Gradl
Barbara M. Gradl

David J. Balicki
David J. Balicki

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Barbara M. Gradl + David J. Balicki
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: 9/26/13

Trudy J. Cain
Name: Trudy J. Cain
Notary Public in and for the State of WA
Residing at: only for
My appointment expires: 1-19-15

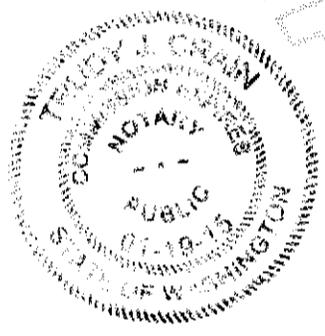


EXHIBIT "A"
Exceptions

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 ROLLING RIDGE ESTATES NO. 1:

Recording No: 674317
2. 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: March 18, 1986
Auditor's No(s): 711398, records of Skagit County, Washington
Executed By: Clarence C. Cummings, et al
Affects: Parcel A
3. Exceptions and reservations contained in Deed;
From: W.M. Lindsey and Emma D. Lindsey, husband and wife
Recorded: July 6, 1903
Auditor's No.: 51 of Deeds Page 104, records of Skagit County, Washington
As Follows: Said rights are not vested of record in Skagit County, a municipal corporation under Tax Foreclosure Case No. T. J. 615-1/2
Affects: Parcel A
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 14, 1963
Auditor's No.: 643177, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Co.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcel B

Note: Exact location and extent of easement is undisclosed of record.
5. Record of Survey

Recording Date: June 20, 2008
Recording No.: 200806200097
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 6, 2008
Recording No.: 200808060003
Matters shown: Encroachment of a fence onto said premises along the West line by varying amounts
7. 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.

