



201310010049

Skagit County Auditor

\$75.00

10/1/2013 Page

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4 10:33AM

When recorded return to:

Hans Baumgartner and Laurie Ann Baumgartner
7663 Merganser Lane
Bow WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019941

CHICAGO TITLE
620019941

STATUTORY WARRANTY DEED

THE GRANTOR(S) Holly M. Hodgson, unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Hans Baumgartner and Laurie Ann Baumgartner, husband and
wife, husband and wife

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

Lot 22, "Plat of Sunset Creek Planned Unit Development," according to the plat thereof, recorded
in Volume 16 of Plats, Pages 168 through 172, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

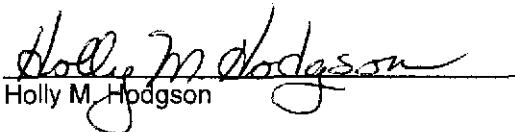
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P111500, 4694-000-022-0000

Subject to: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD:

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


Dated: September 27, 2013


Holly M. Hodgson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134007

OCT 01 2013

Amount Paid \$ 10,471.40
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

HOLLY M. HEDGSON
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: September 27 2013

MARCIE K. PALECK

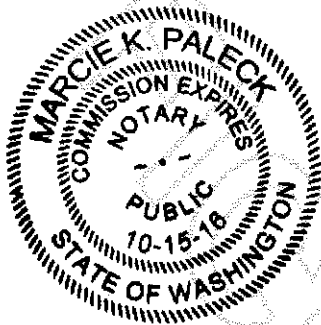
Marcie K. Paleck

Name:

Notary Public in and for the State of WASHINGTON

Residing at: MOULT VERNON, WA

My appointment expires: Oct. 15 2016



201310011049

EXHIBIT "A"
Exceptions

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

An easement is hereby reserved for and granted Puget Sound Power and Light Company, Northland Cable Television Company, GTE Northwest, Cascade Natural Gas, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the street frontage of all lots, unless shown otherwise, in which to install, lay, construct, review, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, telephone, and gas service, together with the right to enter upon lots at all times for the purposes stated.

2. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
3. Building setback line(s) delineated on the face of said plat.
Affects: The East 50 feet of said premises
4. Pollution control area delineated on the face of said plat;
Located: Within 100 feet of well as shown
5. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 20 feet adjacent to street
6. Easement delineated on the face of said plat;
For: Native growth protection zone (no building or tree cutting)
Affects: Various portions of Lots 4 through 7
7. Terms and conditions of that Findings of Fact for Variance;
Recorded: October 18, 1995 and May 27, 1997
Auditor's No.: 9510180064 and 9705270033, records of Skagit County, Washington
Application No.: OSP 93-002 AND FP-97-0023
Applicant: Roger Peterson
8. Terms and conditions of that Title Notification
Recorded: October 1, 1996
Auditor's No.: 9610010068, records of Skagit County, Washington
Regarding: Rural resource designation
9. Terms and conditions of that Variance No. FP 97-0023
Recorded: May 27, 1997
Auditor's No.: 9705270033, records of Skagit County, Washington
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: May 30, 1997
Auditor's No(s).: 9705300115, records of Skagit County, Washington
Executed By: Eileen Peterson Family Partnership

Amended by instrument(s):

Recorded: February 10, 1998, January 16, 2003 and March 23, 2004



201310010079

EXHIBIT "A"

Exceptions (continued)

Auditor's No(s): 9802100121, 200301160119 and 200403230118 records of Skagit County, Washington

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 30, 1997
Auditor's No(s): 9705300115, records of Skagit County, Washington
Imposed By: Sunset Creek Planned Unit Development Homeowners Association

Amended by instrument(s):

Recorded: February 10, 1998, January 16, 2003 and March 23, 2004

Auditor's No(s): 9802100121, 200301160119 and 200403230118 records of Skagit County, Washington

12. City, county or local improvement district assessments, if any.
13. Assessments, dues and charges, if any, levied by Sunset Creek Planned Unit Development Homeowners Association.

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.

