



201310170093

When recorded return to:  
Michael D. Moree  
18857 Routon Lane  
Burlington, WA 98233

Skagit County Auditor \$75.00  
10/17/2013 Page 1 of 4 1:58PM

Filed for record at the request of:



CHICAGO TITLE COMPANY  
425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019868

CHICAGO TITLE  
620019868

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald J. Medcalf, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael D. Moree, an unmarried individual  
the following described real estate, situated in the County of Skagit, State of Washington:

Tract B, SKAGIT COUNTY SHORT PLAT NO. 15-88, and that portion  
That portion of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4  
East, W.M., as more fully described in Exhibit "A" which is attached hereto and made a part  
hereof.

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

Tax Parcel Number(s): P49013 / 360407-4-013-0408

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620019868, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134209

OCT 17 2013

Dated: October 14, 2013

*Ronald J. Medcalf*  
Ronald J. Medcalf

Amount Paid \$ 3,725.<sup>20</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

State of Alaska

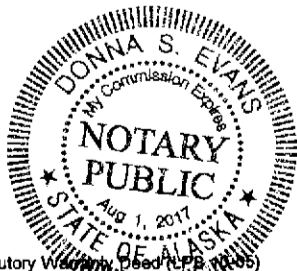
County of *Kenai Peninsula*

I certify that I know or have satisfactory evidence that

*Ronald J. Medcalf*

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: 10-15-13



*Donna S. Evans*  
Name: Donna S. Evans  
Notary Public in and for the State of Alaska  
Residing at: Seward, Alaska  
My appointment expires: 8-1-17

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Lanny Routon and Elaine Routon, husband and wife  
 Purpose: Ingress and egress  
 Recording Date: April 14, 1978  
 Recording No.: 877491  
 Affects: Portion of said premises
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 23, 1977  
 Auditor's No(s): 865371, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. Easement, including the terms and conditions thereof, established by instrument;  
 Recorded: October 16, 1996  
 Auditor's No.: 9610160079, records of Skagit County, Washington  
 Benefits: Olive Routon, Lanny Routon and Elaine Routon husband and wife, Jeffrey Routon and Julie Routon, husband and wife and Kevin Routon  
 For: Ingress, egress and utilities  
 Affects: Routon Lane, as defined on Short Plat No. 15-88  
  
 Said easement contains, among other things, provisions for maintenance by this common users.
  
4. Agreement, including the terms and conditions thereof; entered into;  
 By and Between: Olive Routon, Lanney Routon and Elaine Routon, husband and wife, Jeffrey Routon and Julie Routon and Kevin Routon  
 Recorded: October 16, 1996  
 Auditor's No.: 9610160078, records of Skagit County, Washington  
 Providing: Well and Water Agreement
  
5. 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. 15-88:  
  
 Recording No: 8807130023
  
6. Covenants, conditions, and restrictions contained in instrument, 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: June 17, 1988 and June 23, 1988  
 Auditor's Nos.: 8806170005 and 8806230064, records of Skagit County, Washington  
 As Follows: Regarding usage/protection of water well
  
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Olive H. Routon  
 Purpose: Ingress, egress and utilities  
 Recording Date: July 15, 1988  
 Recording No.: 8807150056
  
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: October 16, 1996  
 Auditor's No(s): 9610160078, records of Skagit County, Washington

Statutory Warranty Deed (LPB 10-05)  
WA0000059.doc / Updated: 07.30.13

WA-CT-FNRV-02150.620019-620019868



## SCHEDULE "B"

### Exceptions (continued)

Imposed By: Olive Routon, Lanny Routon and Elaine Routon, husband and wife, Jeffrey Routon and Julie Routon, husband and wife, and Kevin Routon

9. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: November 12, 2009

Recording No.: 200911120081

As Follows:


"The property owned by Grantor is legally described in Exhibit A. The parties desire to aggregate said parcel in Exhibit A to the parcels more specifically described in Exhibit B attached hereto. The resulting legal descriptions are shown in Exhibit C. This boundary adjustment is not for the purposes of creating an additional building lot."

10. 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.
11. City, county or local improvement district assessments, if any.
12. Liability to future assessments, if any, levied by As disclosed in Well and Water Agreement recorded October 16, 1996, under Auditor's File No. 9610160078, records of Skagit County, Washington.

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.

### 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.

  
Statutory Warranty Deed (LPB 10-05)  
WA0000059.doc / Updated: 07.30.13

WA-CT-FNRV-02150.620019-620019868



EXHIBIT "A"

Order No.: 620019868

For APN/Parcel ID(s): P49013 / 360407-4-013-0408

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PARCEL A:

Tract B, SKAGIT COUNTY SHORT PLAT NO. 15-88, approved July 12, 1988, recorded July 13, 1988 in Volume 8 of Short Plats, page 52, under Auditor's File No. 8807130023, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying North of Silver Creek as it existed on July 20, 1967, and lying South of Park Road as shown in the "Plat of Alger, Skagit County, Washington," as per plat recorded in Volume 4 of Plats, Page 9, Records of Skagit County, Washington, and lying Westerly of the East line of Tract "B" of Short Plat No. 15-88, approved July 12, 1988, recorded July 13, 1988, in Volume 8 of Short Plats, Page 52, under Auditor's File No. 8807130023, Records of Skagit County, Washington, extended Northerly to the South line of said Park Road.

EXCEPT that portion thereof, if any, lying within that certain tract described in Warranty Deed from R.A. and Lula Darnell to Oscar Clinton and recorded under Auditor's File No. 428976.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress and egress established of record by Auditor's File No. 877491, records of Skagit County, Washington.

AND a non-exclusive easement for ingress, egress and utilities over, under and across that portion shown as Routon Lane on the face of SHORT PLAT NO. 15-88, approved July 12, 1988, recorded July 13, 1988 in Volume 8 of Short Plats, page 52, under Auditor's File No. 8807130023, records of Skagit County, Washington.

Situated in Skagit County, Washington



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*RJM*