

When recorded return to:  
Linda J. McCloskey  
14021 Madrona Drive  
Anacortes, WA 98221



Skagit County Auditor \$73.00  
10/21/2013 Page 1 of 2 3:34PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018122

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karl F. Holzmüller, III and Cheryl L. Chavers, 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 Linda J. McCloskey, an unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 2, Sunset West, according to the map thereof, recorded in Volume 9 of Plats, pages 98 and  
99, records of Skagit County, Washington.

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

Tax Parcel Number(s): P69921 / 4028-000-002-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018122, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 18, 2013

Karl F. Holzmüller, III  
Karl F. Holzmüller, III

Cheryl L. Chavers  
Cheryl L. Chavers

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

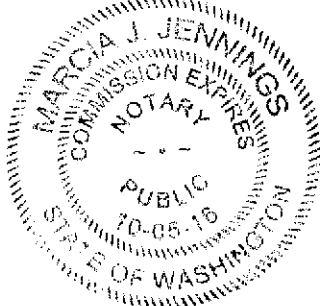
20134243  
OCT 21 2013

Amount Paid \$ 5250.00  
Skagit Co. Treasurer  
By MA Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Karl F. Holzmüller, III and Cheryl L. Chavers  
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: October 18, 2013



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/15/2016

**SCHEDULE "B"**

**SPECIAL 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 the face of the filed Plat of Sunset West.
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 14, 1970  
 Recording No.: 741153

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 4, 1981; April 24, 1992; and October 9, 2003  
 Recording No.: 8105040001; 9204240030; and 200310090104

3. Liability for future assessments, if any, levied by Sunset West Water Association.

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.

