



201310300082

**When recorded return to:**  
Justin D. Wood and Zephyr A. Wood  
23682 Prairie Road  
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00  
10/30/2013 Page 1 of 3 1:59PM

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019778

**CHICAGO TITLE  
620019778**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony K. Sanger and Tanya N. Sanger, husband and wife <sup>who acquired title as Tanya N. Snider</sup>  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Justin D. Wood and Zephyr A.M. Wood, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

The East 900 feet of the North 175 feet of all of the following described property:

The East Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian and that portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian, lying within the following described premises:

Beginning at the Northwest corner of said Northwest Quarter of the Northeast Quarter;  
thence East 693 feet;  
thence at right angles South to the South line of said Northwest Quarter of the Northeast Quarter;  
thence West along said South line 693 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter;  
thence North along the West line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

EXCEPT, however, from said East 900 feet, that portion thereof lying within that certain 40 foot strip conveyed to Skagit County for road purposes by deeds dated November 30, 1931, recorded April 14, 1932, under Auditor's File Nos. 250009 and 250010, records of Skagit County, Washington;

AND EXCEPT from the North 175 feet the county road along the North line thereof;

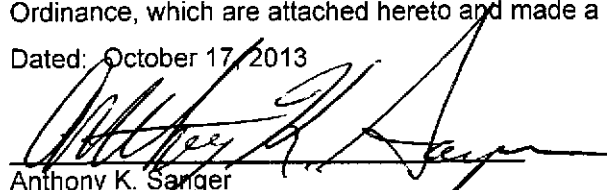
Situated in Skagit County, Washington.

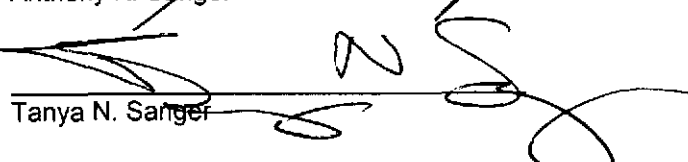
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104586 / 360425-1-005-0100, P104496 / 360425-1-004-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620019778, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 17, 2013

  
Anthony K. Sanger

  
Tanya N. Sanger

**SKAGIT COUNTY, WASHINGTON  
REAL ESTATE EXCISE TAX  
20134384  
OCT 30 2013**


Amount Paid \$ 4,722.00  
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  
Anthony K. Sanger + Tanya N. Sanger  
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: 10-17-13

  
Name: Tracy J. S. Sanger  
Notary Public in and for the State of Wash.  
Residing at: Skagit  
My appointment expires: 1-19-15



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;

Recorded: May 24, 1995

Auditor's No(s): 9505240058, records of Skagit County, Washington

As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Said instrument is a re-recording of instrument (s);

Recorded: February 28, 1994

Auditor's File No(s): 9402280100, records of Skagit County, Washington

2. 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.
3. 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 of 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.



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