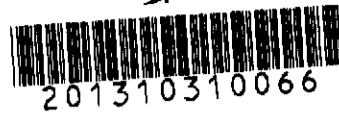


When recorded return to:  
Arthur R. Wagner and Paula C. Wagner  
5384 Quiet Cove Road  
Anacortes, WA 98221



Skagit County Auditor  
10/31/2013 Page 1 of 3 12:04PM \$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020022

CHICAGO TITLE  
620020022

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bruce F. Biddle and Edana M. Biddle, 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 Arthur R. Wagner and Paula C. Wagner, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. SPT94-009 as approved June 6, 1994 and  
recorded June 6, 1994, in Volume 11 of Short Plats, page 82, under Auditor's File No.  
9406060046, records of Skagit County, Washington; being a portion of Government Lot 5, in  
Section 24, Township 34 North, Range 1 East of the Willamette Meridian and Julius S. Potters Plat  
of Fidalgo City.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P109219, 340124-3-012-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620020022; Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 22, 2013

B. F. Biddle  
Bruce F. Biddle

Edana M. Biddle  
Edana M. Biddle

State of WASHINGTON  
COUNTY of SKAGIT

20134418  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 31 2013

Amount Paid \$ 12,465.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that  
BRUCE F. BIDDLE AND EDANA M. BIDDLE  
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: OCT. 23, 2013



Judith Anne Williams  
Name: JUDITH ANNE WILLIAMS  
Notary Public in and for the State of WA.  
Residing at: STANWOOD, WA.  
My appointment expires: 10/29/14

## 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 **SKAGIT COUNTY SHORT PLAT NO. SPT94-009**:  
  
Recording No: 9406060046  
  
Amended by instrument recorded under Auditor's File No. 9605240126
2. Agreement, including the terms and conditions thereof, entered into;  
By: Richard H. Wakefield and Grace G. Wakefield, husband and wife  
And Between: E.C. Heilman, Paul E. Heilman, Gail Heilman Bird, Kathleen Brown and Goodyear Nelson-Haywood Lumber Co., Inc., a Washington corporation  
Recorded: March 21, 1989  
Auditor's No.: 8903210035, records of Skagit County, Washington  
Providing: Easements and Maintenance Agreement
3. 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: December 9, 1983  
Auditor's No(s): 8312090013, records of Skagit County, Washington  
Affects: A portion of said premises
4. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 149313 and 150572, records of Skagit County, Washington  
Affects: Tidelands
5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
From: The State of Washington  
Auditor's No.: 149313 and 150572, records of Skagit County, Washington  
From: The State of Washington  
Affects: Tidelands
6. 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.
7. Terms, conditions, and restrictions of that instrument entitled Findings of Fact Entry of Order No. VA 92 008;  
Recorded: July 6, 1992  
Auditor's No(s): 9207060006, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled Native Growth Protection Area;  
Recorded: April 24, 2003  
Auditor's No(s): 200304240146, records of Skagit County, Washington



201310310066

## SCHEDULE "B"

9. 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 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.



201310310066