

When recorded return to:
Jack L. Scruggs and Jean F. Scruggs
1621 W. Placita Loma Linda
Green Valley, AZ 85622



201310310097

Skagit County Auditor \$75.00
10/31/2013 Page 1 of 4 2:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020121

CHICAGO TITLE
620020121

STATUTORY WARRANTY DEED

R MRL
THE GRANTOR(S) Michael *R* Lambrecht, Unmarried as his 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 Jack L. Scruggs and Jean F. Scruggs, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 8, PLAT OF SKAGIT BEACH NO. 2, according to the plat thereof, recorded in Volume 9 of
Plats, page 25, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P69444 / 4009-000-008-0005

Subject to:

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

Dated: October 28, 2013

Michael Lambrecht
Michael *R* Lambrecht
R
MRL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134425
OCT 31 2013

Amount Paid \$ 4953.40
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of

Arizona

October 2013

I certify that I know or have satisfactory evidence that

Michael R. Lambrecht

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

October 2013

Name:

Alexandra Anderson

Notary Public in and for the State of

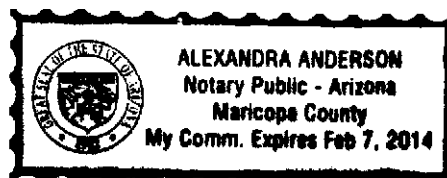
Arizona

Residing at:

Wings

My appointment expires:

Feb 7 2014



MRI



201310310097

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1963
Auditor's No(s): 638435, records of Skagit County, Washington
In favor of: Skagit County Drainage District No. 19
For: Access Road
Affects: As located or described therein
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 25, 1963
Auditor's No(s): 642421, records of Skagit County, Washington
In favor of: Skagit County Drainage District No. 19
For: Dike maintenance, water storage, and drainage
3. Agreement, including the terms and conditions thereof, entered into;
By and between: J. Herbert Gardner and Beatrice G. Gardner, husband and wife, and Mary A. Borchard, Richard L. Borchard and Mary Lou Borchard, husband and wife
Recorded: December 6, 1962
Auditor's No.: 629376, records of Skagit County, Washington
Providing: Construction, maintenance and payment of a water pipe line
4. 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 BEACH NO. 1:
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 BEACH NO. 2:

Recording No: 684140
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: June 9, 1966
Auditor's No(s): 683923, records of Skagit County, Washington
Executed By: Skagit Properties Company, a Washington corporation

CORRECTED by instrument:
Recorded: June 13, 1968
Auditor's No.: 714706, records of Skagit County, Washington
7. 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.
8. Encroachment of asphalt road as delineated on the face of Survey:
Recorded: September 11, 2003
Auditor's File No.: 200309110014, records of Skagit County, Washington
Affects: Southwesterly corner of said premises
9. City, county or local improvement district assessments, if any.



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EXHIBIT "A"

Exceptions (continued)

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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