



201311220061

**When recorded return to:**  
Charlotte Joy Chase  
12352 Windward Way  
Anacortes, WA 98221

Skagit County Auditor \$74.00  
11/22/2013 Page 1 of 3 11:26AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018536

**CHICAGO TITLE**  
**620018536**

**SPECIAL WARRANTY DEED**  
(Not Statutory)

**THE GRANTOR(S)**

Clintena D. Wells, Personal Representative for the Estate of Phillip L. Hall, who also appears of record as Phillip Lee Hall, deceased in accordance with probate case number 12-4-00442-1 in and for the Superior Court of Washington for Skagit County

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to Charlotte Joy Chase, an unmarried individual the following described estate, situated in the County of Skagit, State of Washington:

Lot 22, Rancho San Juan Del Mar No. 2, according to the plat thereof recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P68262, 3973-000-022-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018536, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 20, 2013

The Estate of Phillip L. Hall, deceased

BY: Clintena D. Wells  
Clintena D. Wells, Personal Representative

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20134696  
NOV 22 2013

State of Washington  
County of Skagit

Amount Paid \$9,706.<sup>00</sup>  
Skagit Co. Treasurer  
By mem Deputy

I certify that I know or have satisfactory evidence that Clintena D. Wells is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Phillip L. Hall, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 21, 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: 10/5/2016

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
  
Purpose: All necessary slopes for cuts and fills  
and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys,  
and roads and where water might take a natural course
2. 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 face of PLAT RANCHO SAN JUAN DEL MAR SUB DIV 2:  
  
Recording No: 389140; VOLUME 5 OF PLATS PAGE 30
3. 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.
4. Agreement, including the terms and conditions thereof, entered into;  
  
Recording Date: January 9, 1963  
Recording No.: 630694  
Providing: Water system development  
  
Modification(s) of said agreement, covenants, conditions and restrictions  
  
Recording Date: April 13, 1990 and June 28, 1991  
Recording No.: 9004130116 and 9106280127
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: Del Mar Community Service, Inc.  
Recording Date: January 9, 1963  
Recording No.: 630694
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Side yard easement  
Recording Date: May 30, 2000  
Recording No.: 200005300133  
Affects: Portion of said premises
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: March 21, 2000  
Recording No.: 200003210089  
Matters shown: Encroachment of Shed - Location of shop and concrete block wall
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Del Mar Community Association.
10. 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.



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