



When recorded return to:
Terri A. Green-Hackett
509 Fieldson Road
Bellingham, WA 98225

Skagit County Auditor \$75.00
11/25/2013 Page 1 of 4 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020212

CHICAGO TITLE
620020212

STATUTORY WARRANTY DEED

THE GRANTOR(S) Norma J. Nicholson, who also appears of record as Norma Jeanne Nicholson, as her 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 Terri A. Green-Hackett, an unmarried person and Christopher D. McCullough, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): TRACTS 52 & 53 PTN TR 2 SULPHUR SPRINGS LAKE TRACTS

Tax Parcel Number(s): P69868 / 4024-000-053-0000, P69824 / 4024-000-002-0101

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020212, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 22, 2013

Norma J. Nicholson

By Karen J. Miltenberger, as her Attorney in Fact

Norma J. Nicholson

By Karen J. Miltenberger, as her Attorney in Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134716

NOV 25 2013

State of Washington
County of Skagit

Amount Paid \$ 7,926.⁰⁰
Skagit Co. Treasurer
By *ham* Deputy

I certify that I know or have satisfactory evidence that Karen J. Miltenberger is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Norma J. Nicholson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 25, 2013

Marica J. Jennings

Name: Marica J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/15/2016

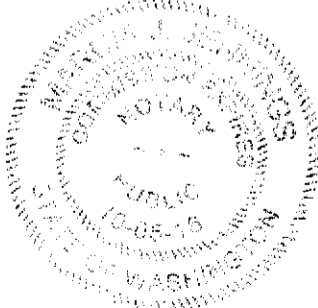


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69868 / 4024-000-053-0000 and P69824 / 4024-000-002-0101

Tracts 52, 53 and the South 40 feet of Tract 2, PLAT 1, SULPHUR SPRING LAKE TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian; which lies West of the centerline of said right of way and between the Easterly extension of the both the North and South lines of the South 40 feet of Tract 2, Sulphur Spring Lake Tracts, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

Situated in Skagit County, Washington.



SCHEDULE "B"
Special Exceptions

1. Reservations contained in deed
Executed by: Union Lumber Company
Recorded: June 21, 1913
Auditor's No.: 97183, records of Skagit County, Washington
As follows:

Subject to all rights of the Atlas Lumber Company by virtue of a conveyance to it of the timber upon the said lands. Rights of way for the removal thereof heretofore given, and subject to all existing easements or rights of way for public roads or otherwise, over and across said land, and also excepting and reserving all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same.

2. Right to overflow and inundate the shore lands of Big Lake, as granted to Day Lumber Company by the State of Washington, under Application No. 12096, disclosed by the deed from the State of Washington under which the shore lands are claimed, recorded in Volume 178 of Deeds, page 219, records of Skagit County, Washington.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Ingress and egress to a pump station
Recording Date: August 29, 1980
Recording No.: 8008290039
Affects: Lots 52 and 53

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Side Sewer
Recording Date: August 29, 1980
Recording No.: 8008290053
Affects: Lots 52 and 53 and other property

5. Variance and the terms and conditions thereof

Recording Date: February 24, 1982
Recording No.: 8202240020
Affects: South 40 feet of Tract 2

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 9, 1993
Recording No.: 9312090063
Matters shown: Encroachment of a fence by varying amounts onto the Southerly portion of Lot 52 and the encroachment of a cabin by approximately .82 feet onto the Southerly portion of Lot 52

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. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by Big Lake Sewer District No. 2.

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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