



201311260022

When recorded return to:
Robert P. McCleskey and Kathy A. McCleskey
820 Blanchard Street, Unit 1095
Seattle, WA 98121

Skagit County Auditor \$74.00
11/26/2013 Page 1 of 3 11:43AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020255

CHICAGO TITLE
620020255

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen R. Wyler and Lillian M. Wyler, 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 Robert P. McCleskey and Kathy A. McCleskey, husband and
wife

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

Lot 30, "Ranch San Juan Del Mar Subdivision No. 2," according to the plat thereof, recorded in
Volume 5 of Plats, Page 30, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P68269, 3973-000-030-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020255; Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 21, 2013

[Signature]
Allen R. Wyler

[Signature]
Lillian M. Wyler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134728

NOV 26 2013

Amount Paid \$ 24,035.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
ALLEN R. WYLER + LILLIAN M. WYLER H&W
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: NOV. 22, 2013



[Signature]
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 **RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2:**

Recording No: 389140

- 2. Terms and provisions of that certain Contract;

By and between: O.B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation
 Recording Date: January 9, 1963
 Recording No.: 630694
 Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

Amendments thereto:

Recording Date: April 13, 1990 and June 28, 1991
 Recording No.: 9004130116 and 9106280127

- 3. 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 Services, Inc.
 Recording Date: January 9, 1963
 Recording No.: 630694

- 4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 30, 1960
 Recording No.: 592621

- 5. 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.

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

Recording Date: October 10, 1996
 Recording No.: 9610100069

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

- 8. Assessments, dues and charges, if any, levied by Del Mar Community Service, Inc.

- 9. 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.



201311260022