



201311260027

When recorded return to:
Charles Theodore Harrington and Debra Ann
Harrington
19764 Park Ridge Lane
Sedro Woolley, WA 98284

Skagit County Auditor \$76.00
11/26/2013 Page 1 of 5 11:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020302

CHICAGO TITLE
620020302

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Highland and Carolyn A. Highland 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 Charles Theodore Harrington and Debra Ann Harrington,
husband and wife

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

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

Abbreviated Legal: PTN SE SE, 32-36-04
Subject to:

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

P50528

Dated: November 19, 2013

Michael Highland

Carolyn A. Highland

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134730

NOV 26 2013

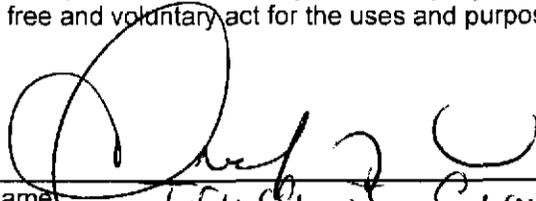
Amount Paid \$ 3,298.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that Michael Highland and Carolyn A. Highland are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-22-13


Name: Tracy J. Crain
Notary Public in and for the State of WASH
Residing at: only
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

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

Granted to: Bloedel Donovan Timber Company
Purpose: Road purposes
Recording Date: February 8, 1941
Recording No.: 335038
Affects: Westerly 30 feet of said premises

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 17, 1974
Recording No.: 799448
Affects: The exact location and extent of said easement is not disclosed of record.

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

Purpose: Access and utilities
Recording Date: October 25, 1974
Recording No.: 809869
Affects: 60 foot strip as shown of the face of said short plat

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

Purpose: Well, pumphouse and water lines (said easement contains, among other things, provisions for maintenance by the copmmon users)
Recording Date: October 25, 1974
Recording No.: 809869
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises

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 COUNTY SHORT PLAT NO. 28-74:

Recording No: 804144

6. Exceptions and reservations as contained in Deed

Recording Date: February 8, 1941
Recording No.: 335038
As Follows: Excepting and reserving therefrom: One half of the royalties of all oil or gas, casing head gas, or other hydro carbon substances, or the proceeds thereof, which shall be produced from said lands under the hereinafter mentioned Oil and Gas Lease. Also a 30 foot strip for road purposes along the Westerly line.
Affects: Said premises and other property.

7. Terms and conditions contained in Real Estate Contract

Recording Date: October 25, 1974
Recording No.: 809869

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



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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EXHIBIT B

Order No.: 620020302

For APN/Parcel ID(s): P50528 / 360432-4-006-0200

That portion of the Southeast Quarter of the Southeast Quarter of Section 32, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southeast corner of said Section 32;
thence North 87°42'23" West along the South line of said Section 32 a distance of 556.93 feet to the Northerly line of the Prairie Road;
thence North 65°40'51" West along the North line of said road a distance of 789.02 feet to the true point of beginning;
thence North 01°03'55" East a distance of 18.20 feet;
thence North 68°39'11" East a distance of 73.65 feet;
thence North 02°55'50" West a distance of 417.41 feet to the North line of the South 759.30 feet of said Southeast Quarter of the Southeast Quarter;
thence North 87°42'23" West along said North line of the South 759.30 feet of the Southeast Quarter of the Southeast Quarter a distance of 99.03 feet to the West line of the Southeast Quarter of the Southeast Quarter;
thence South 01°03'55" West along the West line of the Southeast Quarter of the Southeast Quarter a distance of 439.00 feet, to the North line of said Prairie Road;
thence South 65°40'51" East a distance of 65.32 feet to the true point of beginning;

Also known as Tract 1 of SHORT PLAT NO. 28-74, approved July 22, 1974 and recorded under Auditor's File No. 804144, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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