

When recorded return to:

Ian Scott Robertson and Kristen Shank Robertson
Trustees of the 2008 Robertson Family Trust
24539 Finlan Place
Mount Vernon, WA 98274



201311270142
Skagit County Auditor
11/27/2013 Page 1 of 5 \$76.00
3:17PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020269

CHICAGO TITLE
620020269

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter S. Case and Carlina J. Case, who acquired title as Carlina J. Parks, each as their separate estate, who now appear of record as 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 Ian Scott Robertson and Kristen Shank Robertson Trustees of the 2008 Robertson Family Trust

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): 1 Skagit Co S/P No. 98-0005

Tax Parcel Number(s): P120645, 330506-0-001-1000

Subject to:

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

Dated: November 19, 2013

Peter S. Case

Carlina J. Case

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134772

NOV 27 2013

Amount Paid \$ 8,175.20
Skagit Co. Treasurer
By *nam* Deputy

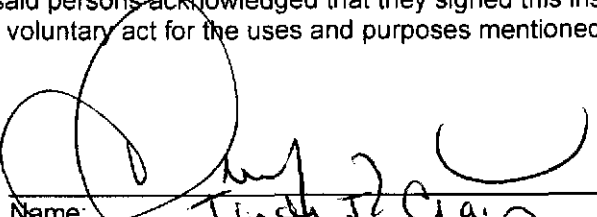
STATUTORY WARRANTY DEED

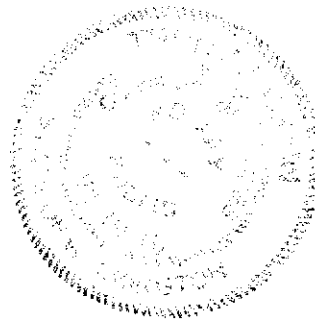
(continued)

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Peter S. Case and Carlina J. Case 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: 11-26-13


Name: Tandy J. Cain
Notary Public in and for the State of WASH
Residing at: Wash
My appointment expires: 1-19-15



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120645 and 330506-0-001-1000

Lot 1 of Skagit County Short Plat No. 98-0005, approved July 23, 2003, and recorded July 25, 2003, under Auditor's File No. 200307250237, records of Skagit County, Washington; being a portion of Government Lot 6 in Section 6, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. 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.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 17, 1995
Auditor's No(s): 9504170077, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer Mains
3. Mineral reservations as contained in deed recorded May 9, 1986 under Auditor's File No. 8605090032.
4. Easement for road purposes recorded July 9, 1971 under Auditor's File No. 787718.
5. Easement in favor of Skagit Sewer District No. 2 recorded July 31, 1979 under Auditor's File No. 7907310013.
6. Matters disclosed by Survey recorded August 22, 1989 under Auditor's File No. 8908220061.
7. Boundary line covenants recorded September 7, 1990 under Auditor's File No. 9009070132.
8. Easement for boat launching purposes reserved in deed recorded September 7, 1990 under Auditor's File No. 9009070129.
9. Mineral Reservations in favor of Skagit County as disclosed by deed recorded May 9, 1932 under Auditor's File No. 250526.
10. 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. 98-005:**

Recording No: 200307250237
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250236, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
Affects: Tracts A, B, C of said short plat
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 25, 2003
Auditor's No(s): 200307250235, records of Skagit County, Washington
In favor of: Various Lot Owners
For: Access, utilities and emergency vehicle turn around
Affects: As delineated on the face of said short plat.

Said easement contains, among other things, provisions for maintenance by the common



EXHIBIT "B"

Exceptions (continued)

users.

13. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: August 7, 2003
Auditor's No(s): 200308070155, records of Skagit County, Washington
14. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: March 10, 2005
Auditor's No(s): 200503100131, records of Skagit County, Washington
As follows: No mobile or manufactured homes
15. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;
Recorded: July 26, 2005
Auditor's No(s): 200507260016, records of Skagit County, Washington
16. Sewer Development Extension Agreement with Sewer District No. 2, recorded September 2, 1994 under Auditor's File No. 9409020048, records of Skagit County, Washington.
17. City, county or local improvement district assessments, if any.



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