



201312060095

When recorded return to:  
Perry Burkhart and Sharon Burkhart  
17146 Britt Road  
Mount Vernon, WA 98273

Skagit County Auditor \$73.00  
12/6/2013 Page 1 of 2 11:36AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020314

CHICAGO TITLE 620020314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen Bird and Margaret Bird, 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 Perry Burkhart and Sharon Burkhart, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, "P.U.D. OF PLEASANT RIDGE EAST," as per plat recorded on October 12, 2000, under  
Auditor's File No. 200010120025, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/5th interest in Lot 6 of said plat

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117274 / 4762-000-005-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620020314, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 4, 2013

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134856  
DEC 06 2013

Amount Paid \$ 4366.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

*[Signature]*

Allen Bird

*[Signature]*

Margaret Bird

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Allen Bird and Margaret Bird  
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: December 4, 2013

*[Signature]*  
Name: Marcia S. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016

## 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 P.U.D. OF PLEASANT RIDGE EAST:  
Recording No: 200010120025
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 SKAGIT COUNTY SHORT PLAT NO. 65-80:  
Recording No: 800610023
3. Protected Critical Area Site Plan and the Terms and Conditions thereof;  
Recorded: July 20, 1999  
Auditor's File No.: 9907200128, records of Skagit County, Washington
4. Bylaws of Pleasant Ridge East, and the terms and conditions thereof;  
Recorded: October 12, 2000  
Auditor's File No.: 200010120027, records of Skagit County, Washington
5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: October 12, 2000  
Auditor's No.: 200010120026, records of Skagit County, Washington  
Executed by: Allen Bird and Gail Haaland  
  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: March 18, 2010  
Recording No.: 201003180062
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: October 12, 2000  
Auditor's No.: 200010120026, records of Skagit County, Washington  
Imposed By: Pleasant Ridge East Homeowners Association
7. Assessments, if any, levied by Pleasant Ridge East Homeowner's Association.
8. City, county or local improvement district assessments, if any.

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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