



201312170036

When recorded return to:  
William Childers and Gayla Childers  
10664 District Line  
Burlington, WA 98233

Skagit County Auditor \$75.00  
12/17/2013 Page 1 of 4 9:12AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019806

CHICAGO TITLE  
620019806

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joe L. Flores and Mary Lou Flores, 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 William Childers and Gayla Childers, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 15, STERLING VIEW DIV. NO. 1, according to the plat thereof recorded in Volume 14 of Plats,  
pages 182 and 183, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100542 / 4558-000-015-0004

Subject to:

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

Dated: December 16, 2013

*Mary Lou Flores*  
\_\_\_\_\_  
Mary Lou Flores

*Joe L. Flores*  
\_\_\_\_\_  
Joe L. Flores

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20135018  
DEC 17 2013

Amount Paid \$ 3,743.00  
Skagit Co. Treasurer  
By *man* Deputy

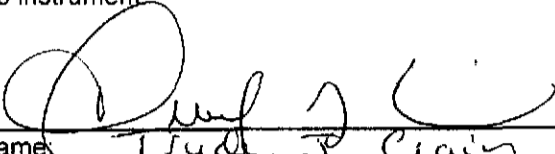
STATUTORY WARRANTY DEED

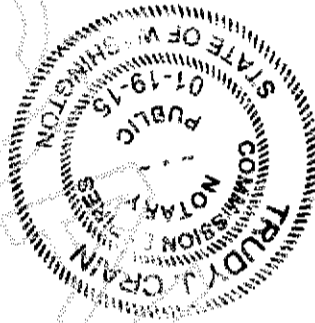
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Mary Lou Flores AND Joe L. Flores  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument

Dated: 12-16-13

  
Name: Trudy J. Crain  
Notary Public in and for the State of Washington  
Residing at: Skagit  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
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 PLAT OF STERLING VIEW DIVISION 1:  
  
Recording No: 9107030052
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 20, 1991  
Auditor's No.: 9102200054, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width parallel with and coincidental with the boundaries of all streets and road right-of-ways as delineated on the face of said plat
3. Exceptions and reservations as contained in instrument;  
Recorded: October 28, 1902  
Auditor's No.: Volume 29 of Deeds, page 234, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
As Follows: Reservation of minerals, together with the right to enter to remove same  
Affects: Said premises and other property
4. Covenants, conditions, and restrictions contained in declaration 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: July 3, 1991  
Auditor's No.: 9108130067, records of Skagit County, Washington  
Executed By: David M. Allegre, President of Dujardin Development Company  
  
Said instrument is a re-recording of instrument (s);  
Recorded: July 3, 1991  
Auditor's File No(s): 9107030053, records of Skagit County, Washington  
  
AMENDED by instrument:  
Recorded: February 4, 1992, June 18, 1996, and March 2, 2004  
Auditor's No.: 9202040037, 9606180023 and 200403020038, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 13, 1991  
Auditor's No(s): 9108130067, records of Skagit County, Washington  
Imposed By: Owners' Association of Sterling View Div. No. 1
6. Notice and provisions contained in letter;  
Recorded: January 10, 1991  
Auditor's No.: 9101100036, records of Skagit County, Washington
7. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;  
Recorded: October 15, 2002  
Auditor's No(s): 200210150010, records of Skagit County, Washington
8. Assessments, if any, levied by Owners Association for Sterling View Div. 1..
9. City, county or local improvement district assessments, if any.



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**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.

