

When recorded return to:  
Brady A. Hankins and Amy Hankins  
941 Summer Meadows Court  
Sedro Woolley, WA 98284



201312200126  
Skagit County Auditor  
12/20/2013 Page

1 of 4 3:36PM \$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020502

CHICAGO TITLE  
620020502

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate, Inc., A Washington Corporation and LaVerne Krieger, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Brady A. Hankins and Amy Hankins, husband and wife

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

Lot 11, PLAT OF SUMMER MEADOWS, according to the plat thereof, recorded in Volume 15 of Plats, pages 176 through 178, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106994 / 4630-000-011-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Chicago Title Order 620020502, Scheudule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part here of as Exhibit "A"

Dated: December 18, 2013

Krieger Real Estate, Inc., A Washington Corporation

BY:

William Krieger  
William Krieger  
President

BY:

Jannette Krieger  
Jannette Krieger  
Vice-President

LaVerne Krieger  
LaVerne Krieger

20135094  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 20 2013


Amount Paid \$ 4828.80  
By Skagit Co. Treasurer  
Deputy

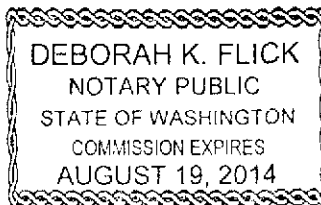
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that William Kreiger and Jannette Kreiger is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President and Vice-President of Krieger Real Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/20/13

  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Abingdon WA  
My appointment expires: 8/19/14




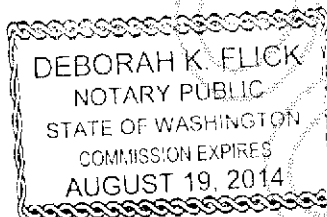
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that LaVerne Kreiger 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: 12/20/13

  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Abingdon WA  
My appointment expires: 8/19/14



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 SUMMER MEADOWS:

Recording No: 9407130077

1. 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: February 1, 1994

Recording No: 9402010068

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. SW-1-78:

Recording No: Volume 2 of Short Plats, page 180

3. 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: July 15, 1994

Recording No.: 9407150146

4. Covenants, conditions, restrictions and easements 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: June 6, 1995

Recording No.: 9506060018

5. 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: Cornerstone Court, Joint Venture

Recording Date: July 15, 1994 and June 6, 1995

Recording No.: 9407150146 and 9506060018

6. City, county or local improvement district assessments, if any.  
7. Assessments, if any, levied by City of Sedro-Woolley.  
8. Assessments, if any, levied by Summer Meadows Community.

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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