



201312230100

When recorded return to:

Shelley L. Balanko and Erik O. Andersen
13910 Seaview Way
Anacortes, WA 98221

Skagit County Auditor

\$74.00

12/23/2013 Page

1 of

3 1:35PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019534

CHICAGO TITLE
620019534

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry L. Thompson and Nancy L. Thompson, 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 Shelley L. Balanko and Erik O. Andersen, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, SEAVIEW DIVISION NO. 2, according to the plat thereof recorded in Volume 14 of Plats,
pages 52 and 53, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83465, 4498-000-018-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019534, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 6, 2013

Jerry L. Thompson

By Scot K Casey, his ATTORNEY IN FACT

Jerry L. Thompson

By: Scot K. Casey, his Attorney in Fact

Nancy L. Thompson

By Scot K Casey her ATTORNEY IN FACT

Nancy L. Thompson

By: Scot K. Casey, her Attorney in Fact

20135118
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 23 2013

Amount Paid \$ 9243.20
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED

(continued)

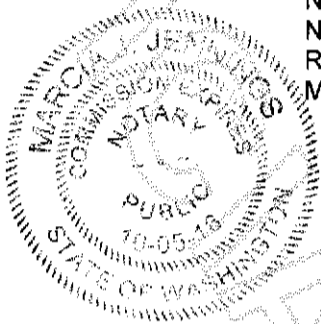
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Scott K. Casey

is/are the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Jerry L. Thompson and Nancy L. Thompson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 6, 2013

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



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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 **PLAT OF SEAVIEW DIV. NO. 2:**
Recording No: 8806270038
2. Terms and provisions of that certain contract;
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, Washington
By: O. B. McCorkle and Esther McCorkle, his wife; and
Between: Del Mar Community Services, Inc., A Washington corporation
Providing: Among other matters for the certificates of membership
Amended by instrument(s):
Recorded: April 13, 1990, and June 28, 1991
Auditor's No(s): 9004130116 and 9106280127, records of Skagit County, Washington
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 9, 1963
Auditor's No(s): 630694, records of Skagit County, Washington
Imposed By: Del Mar Community Service, Inc.
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: November 16, 1989
Auditor's No(s): 8911160033, records of Skagit County, Washington
Executed By: San Juan Fidalgo Holding Co. Inc.
Amended by instrument(s):
Recorded: May 23, 1991
Auditor's No(s): 9105230047, 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: November 16, 1989
Auditor's No(s): 8911160033, records of Skagit County, Washington
Imposed By: Seaview Homeowners Association
6. Assessments, dues and charges, if any, levied by Seaview Homeowners Association.
7. Assessments, dues and charges, if any, levied by Del Mar Community Service, Inc..
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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