



201312300085

Skagit County Auditor \$76.00
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When recorded return to:
Daniel Bruland and Renee Ragon
11344 Michael Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020209

CHICAGO TITLE 620020209

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise L. Yeager, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel Bruland and Renee Ragon, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 9, PLAT OF KABALO HEIGHTS, according to the Plat thereof recorded under Auditor's File
No. 200005250077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116817, 4753-000-009-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Chicago Title Order 620020209, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance which are attached hereto and made a part hereof as Exhibit "A"

Dated: December 16, 2013

Denise L. Yeager
Denise L. Yeager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20135195
DEC 30 2013

Amount Paid \$ 13,978.00
Skagit Co. Treasurer
By *ME* Deputy

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Stevens

I certify that I know or have satisfactory evidence that Denise L. Yeager 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: 12-18-2013

Diane Connelly
Name: Diane Connelly
Notary Public in and for the State of WA
Residing at: Colville
My appointment expires: 4-16-2017

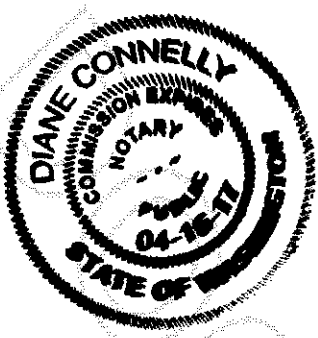


EXHIBIT "A"
Exceptions

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 KABALO HEIGHTS:
Recording No: 200005250077
2. Easement, including the terms and conditions thereof, conveyed by instrument;
Recorded: March 11, 1960
Auditor's No.: 591915, records of Skagit County, Washington
In favor of: J.D. Benotsen and Gretchen Benotsen, husband and wife
For: Roadway
Affects: Said plat, the exact location and extent of said easement is undisclosed of record

Said easement contains, among other things, provisions for maintenance by the common users.
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 1964
Auditor's No.: 645278, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Right-of-way for pipelines and appurtenances
Affects: Westerly portion of the East Half of the Northwest Quarter

This easement was amended and restate by an instrument;
Recorded: January 22, 2001
Auditor's No.: 200101220007, records of Skagit County, Washington
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: October 19, 2000
Auditor's No(s): 200010190054, records of Skagit County, Washington
Executed By: Donald H. Leavitt, Manager, Kabalo Heights
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 19, 2000
Auditor's No(s): 200010190054, records of Skagit County, Washington
Imposed By: Donald H. Leavitt, Manager, Kabalo Heights
Affects: Lots 1-20 Kabalo Heights
6. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: September 1, 1993
Auditor's No.: 9309010028, records of Skagit County, Washington
In favor of: Florence A. Berry
For: Ingress, egress and utilities
Affects: Said plat, the exact location and extent of said easement is undisclosed of record
7. Easement, including the terms and conditions thereof, granted by instrument;
Dated: May 25, 2000
Recorded: May 25, 2000
Auditor's No.: 200005250078, records of Skagit County, Washington
In favor of: Public
For: The use and unobstructed passage of aircraft over and above said lands
8. Right of way for ditches, constructive notice of which is contained in various instruments of record.



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EXHIBIT "A"

Exceptions
(continued)

9. Agreement, including the terms and conditions thereof, entered into;
By: Florence A. Berry
And Between: P. Michael Loughlin and Kristene A. Loughlin, husband and wife
Recorded: September 1, 1993
Auditor's No.: 9309010028, records of Skagit County, Washington
10. Agreement, including the terms and conditions thereof, entered into;
By: Mike Loughin
And Between: Skagit County
Recorded: April 24, 1998
Auditor's No.: 9804240008, records of Skagit County, Washington
Providing: Approval of preliminary plat of Kabalo Heights
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 25, 2000
Recording No.: 200005250077
Matters shown: Fence
12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: July 6, 1940
Auditor's No.: 327185, records of Skagit County, Washington
Executed By: The Federal Land Bank of Spokane
As Follows: Reserving unto the Federal Land Bank of Spokane 50% of all minerals, oil and gas in or under the above described land
13. Terms, conditions and restrictions of that Native Growth Protection Area Covenant;
Recorded: December 1, 2000
Auditor's No.: 200012010137, records of Skagit County, Washington
14. Agreement, including the terms and conditions thereof, entered into;
By: Kabalo Heights, LLC
And Between: Kabalo Heights Homeowners Association
Recorded: June 24, 2002
Auditor's No.: 200206240174, records of Skagit County, Washington
Providing: Storm water easement
15. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 22, 2001
Auditor's No(s): 200101220007, records of Skagit County, Washington
In favor of: Olympic Pipeline Company
For: Amended and restated easement for pipeline
16. Agreement, including the terms and conditions thereof, entered into;
By: Jon Skogmo
And Between: Skagit County
Recorded: May 23, 2008
Auditor's No.: 200805230039, records of Skagit County, Washington
Providing: Septic System
17. Terms, conditions, and restrictions of that instrument entitled Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs;
Recorded: May 30, 2008
Auditor's No(s): 200805300144, records of Skagit County, Washington
18. Plat Lot of Record Certification

Recording Date: May 12, 2008

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200805120153

19. Skagit County Right to Farm Ordinance.

Recording Date: November 18, 2011

Recording No.: 201111180099

Affects: Said premises

20. City, county or local improvement district assessments, if any.

21. Assessments, if any, levied by Kabalo Heights Association.

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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