

When recorded return to:
Holly J. Henson
18519 Chanterelle Lane
Mount Vernon, WA 98274



201401290048
Skagit County Auditor \$74.00
1/29/2014 Page 1 of 3 3:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020650

CHICAGO TITLE
620020650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan C. Gamson and Ellen Gamson, 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 Holly J. Henson, an unmarried woman

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL06-1028, approved February 2, 2010 and recorded
February 3, 2010, under Auditor's File No. 201002030026, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P16229 / 330402-3-004-0609

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Order 620010650, Schedule B, Special Exceptions; and Skagit County Right To Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: January 28, 2014

Jonathan C. Gamson

Ellen Gamson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014302
JAN 29 2014

Amount Paid \$ 4,188⁰⁰
Skagit Co. Treasurer
By *ham* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Jonathan C. Gamson and Ellen Gamson
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: January 28, 2014

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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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: Day Lumber Company
Recorded: December 17, 1912
Auditor's No.: 94380, records of Skagit County, Washington
Affects: Said premises and other property
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 6, 1979
Auditor's No.: 7911060074, records of Skagit County, Washington
In favor of: Public and private utilities to include but not limited to Puget Sound Power and Light Company, Continental and General Telephone Company's, and Public Utility District No. 1
For: Ingress, egress and utilities
Affects: Said premises and other property
3. 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. 139-79:

Recording No: 7910170002
4. Plat Lot of Record Certification
Recording Date: January 5, 2007
Recording No.: 200701050102
5. Declaration of Covenant Public Water Supply and the terms and conditions thereof
Recording Date: December 9, 2008
Recording No.: 200812090061
6. Water Use Agreement and Water Line Easement and For Group B Public Water Supply and the terms and conditions thereof

Recording Date: January 30, 2009
Recording No.: 200901300129
7. Notice to Future Property Owners and the terms and conditions thereof
Recording Date: January 12, 2010
Recording No.: 201001120033
Regarding: Water system
8. Plat Lot of Record Certification

Recording Date: February 3, 2010
Recording No.: 201002030027
9. 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. PL 06-1028:

Recording No: 201002030026



SCHEDULE "B"

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Gamson Water Supply.

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.

