



201402060025

When recorded return to:  
Linda Loop  
15690 Field Road  
Bow, WA 98232

Skagit County Auditor \$75.00  
2/6/2014 Page 1 of 4 11:39AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020327

CHICAGO TITLE  
620020327

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tichelle Berg, Personal Representative of The Estate of Dennis J. Patterson,  
deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Linda Loop, an unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 2, PLAT OF GARDEN TERRACE, according to the plat thereof, recorded in Volume 15 of  
Plats, pages 153 and 154, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lot B, PLAT OF GARDEN TERRACE, according to the plat thereof, recorded in Volume 15 of  
Plats, pages 153 and 154, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105659 / 4623-000-002-0001, P109956 / 4623-000-010-0000

Subject to: Covenants, conditions, restrictions and easements of record, and the Skagit County  
Right to Farm Ordinance, attached hereto and made a part hereof.

Dated: January 28, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014387  
FEB 06 2014

The Estate of Dennis J. Patterson, deceased  
BY: Tichelle Berg  
Tichelle Berg, Personal Representative

Amount Paid \$ 2,283.<sup>40</sup>  
Skagit Co. Treasurer  
By nam Deputy

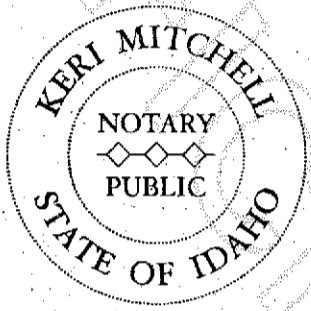
STATUTORY WARRANTY DEED  
(continued)

State of Idaho  
County of Kootenai

I certify that I know or have satisfactory evidence that Tichelle Berg

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 Personal Representative of The Estate of Dennis J Patterson, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-29-2014



Keri Mitchell  
Name: Keri Mitchell  
Notary Public in and for the State of Idaho  
Residing at: Hayden  
My appointment expires: 8-25-2017



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 20, 1993  
Auditor's No.: 9309200097, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: 15 feet on all sides
  
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. 4-88.  
  
Recording No: 8802120010
  
3. Covenants, conditions, and restrictions contained in instrument(s), 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: April 19, 1988  
Auditor's No(s): 8804190011, records of Skagit County, Washington
  
4. 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 GARDEN TERRACE.  
  
Recording No: 9402070114
  
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Auditor's No(s): 761397, records of Skagit County, Washington  
In favor of: Eldon L. Demeyer and Theresa E. Demeyer, husband and wife  
For: Right to lay, maintain, operate, relay and remove pipe or pipes, line or lines
  
6. Agreement, including the terms and conditions thereof, entered into;  
Recorded: November 4, 1987  
Auditor's No.: 8711040006, records of Skagit County, Washington  
Providing: On-site Sewage System
  
7. Road maintenance agreement and declaration of easement among adjoining property owners recorded January 8, 2004 under Auditor's File No. 200401080037 records of Skagit County, Washington.
  
8. Agreement, including the terms and conditions thereof, entered into;  
By: Ray Wickert  
And Between: Skagit County  
Recorded: August 9, 1993  
Auditor's No.: 9308090073, records of Skagit County, Washington  
Providing: Alternative Sewage System
  
9. Liability to future assessments, if any, levied by Road Maintenance Agreement recorded under Auditor's File No. 200401080037; records of Skagit County, Washington.
  
10. City, county or local improvement district assessments, if any.
  
11. 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.



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*JB*

EXHIBIT "A"

Exceptions  
(continued)

12. A judgment for the amount shown below and any other amounts due:

Amount: \$3,784.82  
Debtor: Linda S. Loop  
Creditor: Asset Acceptance LLC  
Date entered: August 21, 2007  
County: Skagit  
Court: Superior  
Case No.: 07-2-01560-7  
Judgment No.: 07-9-01684-6  
Recording Date: September 20, 2007  
Recording No.: 200709200025

13. A judgment for the amount shown below and any other amounts due:

Amount: \$5,864.15  
Debtor: Linda S. Loop  
Creditor: Asset Acceptance LLC  
Date entered: August 14, 2007  
County: Snohomish  
Court: Superior  
Case No.: 07-2-01531-3  
Judgment No.: 07-9-01591-2  
Recording Date: September 14, 2007  
Recording No.: 200709140048

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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Handwritten initials or signature