

When recorded return to:
Donald A. Johnson
8 B Eagles Nest Ddrive
La Conner, WA 98257

201402070056
Skagit County Auditor
2/7/2014 Page 1 of 4 12:08PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020755

CHICAGO TITLE
620020755

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara L. Barck, an unmarried individual
for and in consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Donald A. Johnson, an unmarried individual

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

Tract B, SKAGIT COUNTY SHORT PLAT NO. 46-78, approved June 14, 1978 and recorded June 15, 1978 under Auditor's File No. 881466, in Volume 2 of Short Plats, page 229, records of Skagit County, Washington; being a portion of Tract 8, Short Plat No. 116-77, commonly known as "Eagle's Nest" and located in Section 2, Township 33 North, Range 2 East, W.M.

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

Tax Parcel Number(s): P15209 / 330202-0-000-1708

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Chicago Title Company Order 620020755, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 4, 2014

Barbara L. Barck

2014 401
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of _____
_____ of _____

FEB 07 2014

Amount Paid \$ 8460
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that

_____ 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: February 7, 2014

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

ACKNOWLEDGMENT

State of California

County of San Francisco

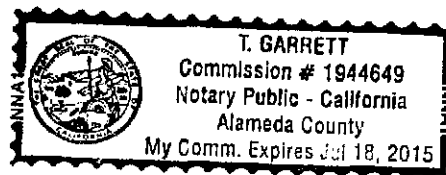
On 02/05/2014 before me, T. Garrett, Notary Public
(insert name and title of the officer)

personally appeared Barbara L. Barck
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature T. Garrett (Seal)



201402070056

Skagit County Auditor

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\$75.00

4 12:08PM

SCHEDULE "B"

SPECIAL EXCEPTIONS

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/distribution lines and appurtenances thereto
Recording Date: October 19, 1971
Recording No.: 759375
Affects: undisclosed
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 Eagles Nest Short Plat 116-77:

Recording No: 858833
3. Covenants, conditions, restrictions, reservations, and terms, 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 in the document

Recording Date: March 28, 1977
Recording No.: 853395
4. 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, 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 in the document

Recording Date: June 22, 1977
Recording No.: 858930
5. 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, 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 in the document

Recording Date: September 1, 1988
Recording No.: 8809010030

Modification(s) of said covenants, conditions and restrictions under recording nos. 8905080024, 8907210030, 9112060066, and 9206120120.
6. 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. 46-78:

Recording No: 881466
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:



SCHEDULE "B"

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 10, 1980
Recording No.: 8007100004

8. Assessments and charges and liability to further assessments or charges, including the terms, covenants, and provisions therein, by instruments recorded September 1, 1988 and January 19, 1983 under recording nos. 8809010030 and 9301290035, records of Skagit County, Washington.
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Assessments, if any, levied by Shelter Bay Community Inc..
11. Assessments, if any, levied by Eagle's Nest Community Association..
12. 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.

