

When recorded return to:  
Kole C. Pepper  
15203 Dewey Crest Lane  
Anacortes, WA 98221



201402070061  
Skagit County Auditor  
2/7/2014 Page 1 of 3 12:09PM \$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019311

CHICAGO TITLE  
620019311

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin C. Buchholz and Rhea D. Buchholz, 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 Kole C. Pepper, a married man as his sole and separate  
property

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

Lots 16 And 17, DEWEY BEACH ADDITION NO. 4, according to the plat thereof, recorded in  
Volume 7 of Plats, page 50, records of Skagit County, Washington;

EXCEPT The Southwesterly 56.18 Feet Of Lot 16, measured along the Northwesterly line thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P65079, P65078, 3904-000-017-0002, 3904-000-016-0003

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in  
Chicago Title Order 620019311, Schedule B, Special Exceptions and Skagit County Right to Farm  
Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: February 4, 2014

Justin C. Buchholz  
  
Rhea D. Buchholz

2014405  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 07 2014

Amount Paid \$ 3431.50  
By Skagit Co. Treasurer Deputy  
MF

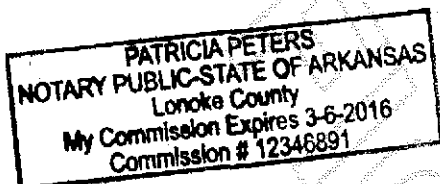
STATUTORY WARRANTY DEED

(continued)

State of Arkansas  
County of Lonoke

I certify that I know or have satisfactory evidence that Justin C. Buchholz and Reah D. Buchholz 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: 2-5-2014



Patricia Peters  
Name: PATRICIA Peters  
Notary Public in and for the State of Arkansas  
Residing at: 14 Parkview Dr Cabot, AR 72023  
My appointment expires: 3-6-2016



**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: April 24, 1984  
Auditor's No.: 8404240022, records of Skagit County, WA  
To: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution lines, together with necessary appurtenances  
Affects: Northerly 10 feet of Lot 17
  
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: July 31, 1984  
Auditor's No.: 8407310022, records of Skagit County, WA  
To: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution lines, together with necessary appurtenances  
Affects: Westerly 7 feet of Lots 16 and 17
  
3. Agreements for an on-site mound fill sewage disposal system  
By: Russell G. French and Ann D. French, husband and wife  
And between: Skagit County  
Recorded: July 27, 1983  
Auditor's Nos.: 8307270076, 8307270077, and 8307270078  
Records of: Skagit County, Washington  
Affects: Said premises and other property
  
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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 No.: 791878
  
5. On-Site Sewage System Operation and Maintenance Agreement, including the terms, covenants and provisions thereof  
  
Recording Date: July 10, 2003  
Recording No.: 200307100082
  
6. City, county or local improvement district assessments, if any.
  
7. 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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