



201402070068

Skagit County Auditor \$74.00  
2/7/2014 Page 1 of 3 1:38PM

When recorded return to:  
Bennie W. Rawson and Kimberlei C. Rawson  
17682 Tiffany Way  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020644

CHICAGO TITLE  
620020644

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ron L. Knight and Kelly A. Knight, 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 Bennie W. Rawson and Kimberlei C. Rawson, husband and  
wife

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

Lot 2, PLAT OF LITTLE MOUNTAIN ESTATES, DIVISION NO. 1, according to the plat thereof,  
recorded in Volume 14 of Plats, page 86, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P83692 / 4516-000-002-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620020644, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 4, 2014

Ron L. Knight  
Ron L. Knight

Kelly A. Knight  
Kelly A. Knight

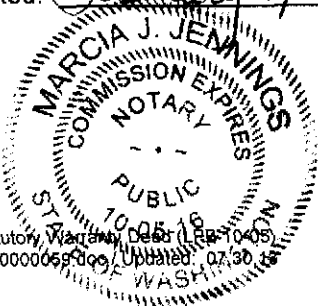
State of Washington  
County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014407  
FEB 07 2014

Amount Paid \$ 7249.<sup>60</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that  
Ron L. Knight and Kelly A. Knight  
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 6, 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: 10/5/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 1949  
Auditor's No(s): 432573, records of Skagit County, Washington  
For: To take water from well and maintain a water pipe line from said well, together with rights of ingress and egress  
  
The legal description contained in said easement is not sufficient to determine its exact location within said premises.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 23, 1963  
Auditor's No(s): 631225, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
The legal description contained in said easement is not sufficient to determine its exact location within said premises.
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 17, 1989  
Auditor's No(s): 8908170075, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Exterior 10 feet adjacent to streets and a 2.5 strip of land adjacent to the interior lot lines
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 LITTLE MOUNTAIN ESTATES DIV. NO. 1:  
Recording No: 198909070007
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 23, 1963  
Auditor's No(s): 631226, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: September 7, 1989  
Auditor's No(s): 8909070008, records of Skagit County, Washington  
Executed By: Howard P. Smiley and V. Ruth Smiley
7. Covenant and restrictions contained in Agreement for an alternative sewage system;  
Recorded: April 12, 1993  
Auditor's No.: 9304120012, records of Skagit County, Washington
8. 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.



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## 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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