



Skagit County Auditor \$75.00  
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When recorded return to:  
Jean F. Keeney  
14876 Summers Lane  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620011426

CHICAGO TITLE  
620011426

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne M. Witzkowski, an unmarried individual  
for and in consideration of Two Hundred Thirty-Five Thousand And No/100 Dollars (\$235,000.00)  
in hand paid, conveys, and warrants to Jean F. Keeney, an unmarried individual

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

That portion of Lot 2, Skagit County Short Plat No. 20-78, Section 9, Township 33 North, Range 3 East, W.M., approved on June 6, 1978 and recorded under Auditor's File No. 880922, records of Skagit County, Washington, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P15560, 330309-0-015-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620011426, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

February 7, 2014

*Joanne M. Witzkowski*  
Joanne M. Witzkowski

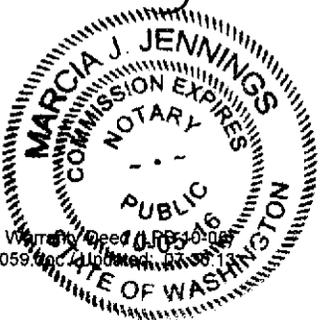
State of Washington  
County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014437  
FEB 11 2014  
Amount Paid \$4,188.00  
Skagit Co. Treasurer  
By *mam* Deputy

I certify that I know or have satisfactory evidence that Joanne M. Witzkowski

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 11, 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. Recital on the face of said Short Plat, as follows:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.  
Short Plat No. and date of approval shall be included in all Deeds and Contracts.  
Zoning – Agricultural  
Sewage Disposal – Individual Septic Systems  
Water – Individual Wells

- 2. Record of Survey:  
Recorded: June 25, 1992  
Auditor's File No.: 9206250056

- 3. Agreement, including the terms and conditions thereof, entered into;  
By: Daniel Denny and Amy Denny  
And Between: Clarence E. Summers and Eileen Summers  
Recorded: August 28, 1992  
Auditor's No. 9208280001, records of Skagit County, Washington  
Providing: Easement for ingress, egress or for utility purposes  
Affects: A portion of the West 60 feet of said premises

- 4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 5, 1992  
Auditor's No(s): 9202050046, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water Pipeline

- 5. Terms, conditions, and restrictions of that instrument entitled Notice of On-Site Sewage System Limitation;  
Recorded: January 3, 1986  
Auditor's No(s): 8601030044, records of Skagit County, Washington

An assignment of the beneficial interest under said deed of trust which names:

Assignee: U.S. Bank National Association  
Loan No.: 9060003508  
Recording Date: October 6, 2010  
Recording No.: 201006280020

- 6. 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.



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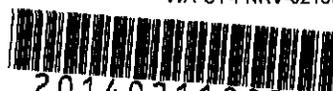
EXHIBIT "A"

Order No.: 620011426

That portion of Lot 2, Skagit County Short Plat No. 20-78, Section 9, Township 33 North, Range 3 East, W.M., approved on June 6, 1978 and recorded under Auditor's File No. 880922, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southeast corner of Government Lot 9 of said Section 9;  
Thence North 89°45'03" West along the South line of said Government Lot 9 a distance of 495.06 feet to the true point of beginning;  
Thence continue along said South line a distance of 23.41 feet to the Northerly line of the County road;  
Thence North 47°54'43" West a distance of 323.55 feet;  
Thence South 42°05'17" West a distance of 50 feet;  
Thence North 47°54'43" West a distance of 72.87 feet to the Southeast corner of a tract of land conveyed to Daniel Denny and Amy Denny by Deed recorded December 13, 1982 under Auditor's File No. 8212130007 (said tract also shown as Parcel B of Survey recorded June 25, 1992 under Auditor's File No. 9206250056 in Volume 13 of Surveys, Page 10, records of Skagit County, Washington);  
Thence North 00°50'43" West a distance of 746.21 feet to a point on the South line of Summers Drive Which point is also the Northeast corner of a tract of land conveyed to Daniel Denny and Amy Denny by Deed recorded January 16, 1992 under Auditor's File No. 9201160057 records of Skagit County, Washington (said Denny tract also shown as Parcel A of survey recorded in Volume 13 of Surveys, Page 10, records of Skagit County, Washington);  
Thence Easterly along the Southerly line of said Summer Drive to the Northeast corner of said Lot 2, Skagit County Short Plat No. 20-78;  
Thence South 01°08'20" West a distance of 902.48 feet to the point of beginning.

Situated in Skagit County, Washington



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Skagit County Auditor

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