



201403130041

When recorded return to:
Ronald P. White, II
17210 Lake View Boulevard
Mount Vernon, WA 98274

Skagit County Auditor \$73.00
3/13/2014 Page 1 of 2 11:22AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020840

CHICAGO TITLE
620020840

STATUTORY WARRANTY DEED

THE GRANTOR(S) William B. Reece and Donna E. Markley, 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 Ronald P. White, II, an unmarried person and Patty Smith, an
unmarried person

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

The South 10 feet of Lot 48, all of Lot 49, PLAT OF CHEASTYS BIG LAKE TRACTS, according to
the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P64441 / 3882-000-049-0000, P64442 / 3882-000-049-0109

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620020840, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: March 11, 2014

William B. Reece
William B. Reece

Donna E. Markley
Donna E. Markley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014782
MAR 13 2014

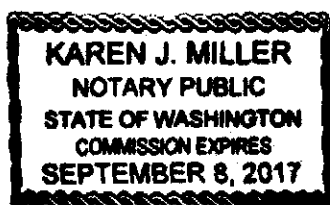
Amount Paid \$4,277.⁰⁰
Skagit Co. Treasurer
By nam Deputy

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that William B. Reece and Donna E. Markley 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: March 12, 2014



Karen J. Miller
Name: Karen J. Miller
Notary Public in and for the State of Wash
Residing at: Marysville
My appointment expires: 9-08-17

EXHIBIT "A"
Exceptions

1. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands;
Dated: April 7, 1924
File In: Volume 133 of Deeds, page 12
Auditor's File No.: 173578, records of Skagit County, Washington
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 23, 2004
Recording No.: 200407230094
Matters shown: Encroachment of house onto the property to the Northwest by approximately .9' and encroachment of a deck onto the property to the Northwest by approximately .6' and encroachment of a garden onto the property to the Northwest by approximately 2.6'.
3. 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.
4. City, county or local improvement district assessments, if any.
5. 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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