

**When recorded return to:**

David Andre Van Kampen and Amalea Ann Van Kampen  
2515 Lupine Lane  
Anacortes, WA 98221



201403180043

Skagit County Auditor

\$73.00

3/18/2014 Page

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2 1:45PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020706

**CHICAGO TITLE**  
**620020706**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ray A. Nowotny and Katherine E. Nowotny, 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 David Andre Van Kampen and Amalea Ann Van Kampen, a married couple

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

Lot 1, ANACORTES SHORT PLAT NO. ANA 01-002, as approved July 8, 2003, and recorded July 29, 2003, under Auditor's File No. 200307290060, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Southeast Quarter of Section 26, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P104460 / 350126-4-002-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020706, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 14, 2014

Ray A. Nowotny

Katherine E. Nowotny

State of WASHINGTON

County of Skagit



I certify that I know or have satisfactory evidence that

Ray A. Nowotny + Katherine E. Nowotny  
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 17, 2014

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
**2014842**  
**MAR 18 2014**

Name: MARTIN F. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner, WA  
My appointment expires: 2-9-15

Amount Paid \$8,549.00  
By Skagit Co. Treasurer  
Statutory Warranty Deed (LPB 10-05)  
WA0000059.doc / Updated: 07.30.13  
mem

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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 Date: November 21, 2003  
Recording No.: 20031120203
2. Utilities and yard maintenance agreement recorded November 21, 2003, under Auditor's File No. 200311210203, records of Skagit County, Washington.
3. Private road maintenance agreement for Lots 1, 2 and 3, recorded July 29, 2003, under Auditor's File No. 200307290061, records of Skagit County, Washington.
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 ANACORTES SHORT PLAT NO. ANA 01-002:  
  
Recording No: 200307290060
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: July 29, 2003  
Recording No.: 200307290060  
Matters shown: Possible encroachment of a fence onto said premises along the Southerly line by varying amounts
6. Assessments, if any, levied by City of Anacortes.
7. 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.

