



When recorded return to:
Edgar L. Douthit and Mary T. Douthit
1163 Homestead Drive
Burlington, WA 98233

Skagit County Auditor
4/11/2014 Page

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\$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020700

CHICAGO TITLE
620020700

STATUTORY WARRANTY DEED

THE GRANTOR(S) Don T. Kleindel and Ann Kleindel, 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 Edgar L. Douthit and Mary T. Douthit, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 41, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under
Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No.
200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122285, 4846-000-041-0000

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620020700, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part here of as Exhibit "A".

Dated: April 2, 2014

Don T. Kleindel
Don T. Kleindel
Ann Kleindel
Ann Kleindel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141146
APR 11 2014

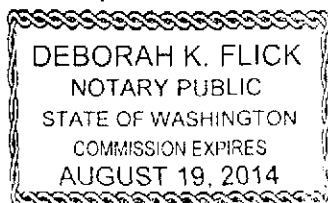
Amount Paid \$ 3520.⁵⁰
Skagit Co. Treasurer
By Tram Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Don T. Kleindel and Ann Kleindel 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: April 9, 2014



Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Burlington WA
My appointment expires: 9/19/14

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 11, 2004
Auditor's No(s): 200410110031, 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:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Said instrument is a re-recording of instrument (s);
Recorded: July 26, 2004
Auditor's File No(s): 200407260154, records of Skagit County, Washington

2. 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 HOMESTEAD PLACE:

Recording No: 200412010051 and amended under 200505060135

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Executed By: Homestead NW Dev. Co.

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Imposed By: Homestead Place Owners Association

5. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 13, 1991
Auditor's No(s): 9106130064, 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:

A right-of-way 5 feet in width having 2.5 feet of such width on each side of a centerline described as follows:



EXHIBIT "A"

Exceptions (continued)

Beginning at a point on the East line of the above described property that is 42.02 feet South of the Northeast corner thereof; Thence West 15 feet to its terminus.

NOTE: Easement is also delineated on the face of said plat.

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Assessments, if any, levied by Homestead Place Owner's Association.

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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