

Skagit County Auditor
4/11/2014 Page

1 of 4 \$75.00
1:48PM

When recorded return to:
Amy M. Arisco
2809 Grady Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021084

CHICAGO TITLE
620021084

STATUTORY WARRANTY DEED

* Jonathan J. Jaksha and Sherri L. Jaksha, husband and wife
* Jonathan A. Jaksha who acquired title as Jonathan J. Jaksha
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Amy M. Arisco, an unmarried person

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

Lot 8, KNUTSON PLAT as recorded under Auditor's File No. 200706060179, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 7, said plat described as follows:

Beginning at the common Northerly corner of Lots 6 and 7 in said plat;
Thence South 30°46'32" West, a distance of 38.91 feet along the lot line common to said Lots 6 and 7 to an intersection with the North line of Lot 8, said plat;
Thence South 87°30'00" East along said North line a distance of 15.00 feet to an angle point;
Thence North 8°13'14" East, a distance of 34.44 feet to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P126319 / 4928-000-008-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021084, Schedule B, Special Exceptions, and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 10, 2014

Jonathan A. Jaksha

Sherri L. Jaksha

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 1152
APR 11 2014

Amount Paid \$13,978.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

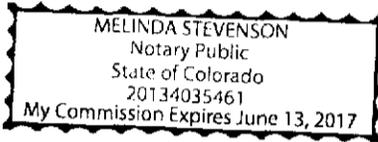
State of Colorado
County of Eagle

I certify that I know or have satisfactory evidence that
Sonathan & Jaksha & Sherri L. Jaksha
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/10/14

[Handwritten initials]

Melinda Stevenson
Name: Melinda Stevenson
Notary Public in and for the State of Colorado
Residing at: Eagle County, CO
My appointment expires: 6/13/17



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 1, 1977
 Auditor's No(s): 850244, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 8, 1979
 Auditor's No(s): 7903080062 and 7903080063, records of Skagit County, Washington
 In favor of: Lots 3, 4 and 5, EXCEPT the East 30 feet of Lot 5
 For: Ingress, egress and utilities
 Affects: Grady Lane

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 8, 1979
 Auditor's No(s): 7903080062, 7903080063 and 7903080066, records of Skagit County, Washington
 In favor of: Adjacent parcel owners
 For: Ingress, egress and utilities
 Affects: Grady Lane

4. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 8, 2007
 Auditor's No.: 200701080154, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Underground electric system, together with necessary appurtenances
 Affects: The following described line: Beginning at the Southwest corner of said Lot 6;
 thence North along the West line of said Lot 6 a distance of 95 feet;
 thence North 75°24'45" East, a distance of 158.96 feet, more or less, to a point 6 feet West of the East line of said Lot 7
 As follows:

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

 Easement No. 2: A strip of land 10 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.

5. 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 KNUTSON PLAT:

 Recording No: 200706060179

6. 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: June 6, 2007
 Auditor's No(s): 200706060180, records of Skagit County, Washington
 Executed By: Sunset Properties and Construction LLC



SCHEDULE "B"

**Special Exceptions
(continued)**

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 6, 2007
Auditor's No(s): 200706060180, records of Skagit County, Washington
Imposed By: Sunset Ridge on Grady Lane Association
8. Public and private easements, if any, over vacated portion of said premises.
9. Assessments, if any, levied by Sunset Ridge on Grady Lane Association.
10. Assessments, if any, levied by City of Anacortes.
11. 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.



201404110082