



201404110084

When recorded return to:
 Ian D. Pocock and Shalyce J. Pocock
 P.O. Box 294
 Bow, WA 98232

Skagit County Auditor \$73.00
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Filed for record at the request of:



CHICAGO TITLE
 COMPANY OF WASHINGTON

425 Commercial
 Mount Vernon, WA 98273
 Escrow No.: 620020900

CHICAGO TITLE
620020900

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruthanne Pocock, an unmarried individual
 for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
 in hand paid, conveys, and warrants to Ian D. Pocock and Shalyce J. Pocock, husband and wife
 the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, SKAGIT COUNTY SHORT PLAT 94-040, recorded under Auditor's File No. 9411170060 in
 Volume 11 of Short Plats, page 146, and being a portion of Government Lot 1 in Section 2,
 Township 36 North, Range 3 East of the Willamette Meridian;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108003 / 350302-1-001-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
 Chicago Title Company Order 620020900, Schedule B, Special Exceptions; and Skagit County Right
 To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 18, 2014

Ruth Anne Pocock
 Ruthanne Pocock

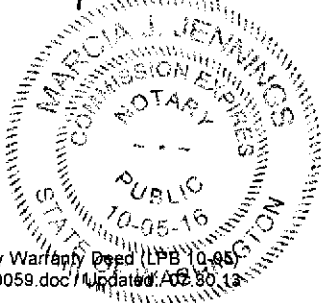
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
 2014/1153
 APR 11 2014

Amount Paid \$ 8,905.00
 Skagit Co. Treasurer
 By Mam Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ruth Anne Pocock
MAE
 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 10, 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: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 SKAGIT COUNTY SHORT PLAT NO. 94-040:

Recording No: 9411170060

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 26, 2002

Auditor's No(s): 200211250172, records of Skagit County, Washington

3. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof

Recording Date: July 9, 2003

Recording No.: 200307090118

4. Accessory Dwelling Unit and the terms and conditions thereof

Recording Date: February 4, 2004

Recording No.: 200402040085

5. 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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