



When recorded return to:
Steven Gellerman and Audrey Sager
29 Great Hill Farms Road
Bedford, NY 10506

Skagit County Auditor \$75.00
4/17/2014 Page 1 of 4 3:17PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020780

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201412263
APR 17 2014

Amount Paid \$ 32,045.02
Skagit Co. Treasurer
By Mb Deputy

CHICAGO TITLE
620020780

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erwin L. Herman and LaDonna Herman, 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 Steven Gellerman and Audrey Sager, Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

All that portion of Section 8, Township 36 North, Range 3 East of the Willamette Meridian,
described as follows:

Beginning at the Southeast corner of said Section 8;
Thence North 00°01'47" East, along the East line thereof, for a distance of 2,645.79 feet to the
East Quarter corner of said Section 8;
Thence North 00°03'16" East, continuing along said East line, for a distance of 2,645.36 feet to the
Northeast corner of said Section 8;
Thence North 89°13'20" West, along the North line of said Section 8, for a distance of 2,639.88
feet to the North Quarter corner of said Section 8;
Thence North 89°13'20" West, continuing along the North line of said Section 8, for a distance of
66.65 feet;
Thence South 65°24'06" West for a distance of 177.84 feet;
Thence South 02°11'43" West for a distance of 461.79 feet;
Thence South 65°24'06" West for a distance of 1,935.63 feet, more or less, to the Northeasterly
right of way margin of Chuckanut Drive and the true point of beginning;
Thence North 65°24'06" East, a distance of 1,567.99 feet;
Thence South 34°35'54" East, a distance of 456.94 feet;
Thence South 65°24'06" West, a distance of 262.24 feet;
Thence South 24°35'54" East, a distance of 200.00 feet;
Thence South 65°24'06" West, a distance of 750.00 feet to the Northeasterly right of way margin of
Chuckanut Drive;
Thence Northerly and Westerly, along said Northeasterly margin to the true point of beginning.

(Also being a portion of Tracts P-4 and P-5 of a Survey recorded September 12, 1990, under
Auditor's File No. 9009120068, records of Skagit County, Washington).

Situated in Skagit County, Washington.

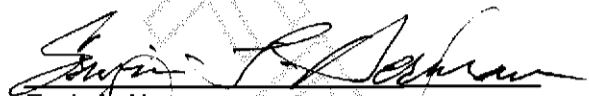
Abbreviated Legal: (Required if full legal not inserted above.)

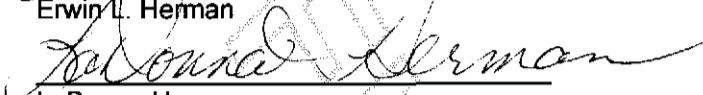
Tax Parcel Number(s): P117457 / 360308-2-001-0300, P47702 / 360308-2-001-0101

STATUTORY WARRANTY DEED
(continued)

Subject to: Covenants, conditions, restrictions, and easements of record, and the Skagit County Right to Farm Ordinance, attached hereto and made a part hereof.

Dated: February 27, 2014

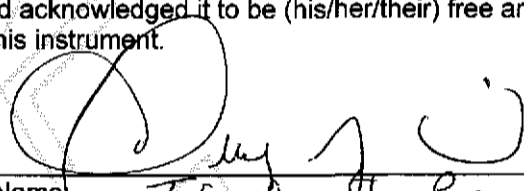

Erwin L. Herman


LaDonna Herman

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Erwin L. Herman + LaDonna Herman
_____ 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: 2-28-14


Name: Tracy J. Crain
Notary Public in and for the State of WASH
Residing at: Skagit
My appointment expires: 2-19-15

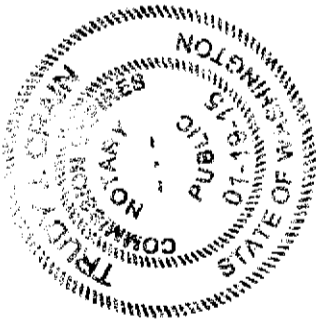


EXHIBIT "A"
Exceptions

1. Reservation and Easement, including the terms, covenants and provisions thereof, reserved by instrument(s);
Recorded: June 24, 1954
Auditor's No(s): 503191, records of Skagit County, Washington
For: Right to take water from a small lake or creek and easement to install and maintain pipes, conduits, pumps, and wells as necessary to appropriate and use said water
Affects: A portion of the Northeast Quarter of the Northwest Quarter and of Government Lot 1 of Section 8, Township 36 North, Range 3 East of the Willamette Meridian

Note: Exact location and extent of easement is undisclosed of record.

2. 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: September 27, 1989
Auditor's No(s): 8909270044, records of Skagit County, Washington
Executed By: Mike Mathews, Dan Cantrell, Tom Buggia, Sheila Buggia, Anne Cantrell and Trigon, Inc., by Richard Sievers and Jim Unruh

AMENDED by instrument(s):

Recorded: July 11, 1996 and July 17, 1996
Auditor's No(s): 9607110067 and 9607180108, records of Skagit County, Washington

3. Road Maintenance Agreement, including the terms and conditions thereof, contained in declaration of restrictions;

Recorded: September 27, 1989
Auditor's No.: 8909270044, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 11, 1996 and July 17, 1996
Auditor's No(s): 9607110067 and 9607180108, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 19, 1973
Auditor's No(s): 790797, records of Skagit County, Washington
In favor of: Scott Paper Company
For: Ingress and egress

Said easement contains, among other things, provisions for maintenance by the common users.

Note: Exact location and extent of easement is undisclosed of record.

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 Survey :

Recording No: 9009120068

6. Terms, conditions, and restrictions of that instrument entitled Findings of Fact Recommendation No. OST 95 008;

Recorded: October 18, 1995
Auditor's No(s): 9510180063, records of Skagit County, Washington

7. Easement and Reservations, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 27, 1989



EXHIBIT "A"

Exceptions (continued)

- Auditor's No(s): 8909270043 and 8909270051, records of Skagit County, Washington
In favor of: South Chuckanut Joint Venture, et al and Tom and Sheila Buggia
8. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: March 3, 2004
Auditor's No(s): 200403030074, records of Skagit County, Washington
9. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: March 3, 2004
Auditor's No(s): 200403030075, records of Skagit County, Washington
10. Terms and conditions of Skagit County Variance;
Recorded: March 18, 2002
Auditor's File No.: 200203180092, records of Skagit County, Washington
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 535182 and 8805180065, records of Skagit County, Washington
12. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval
Recorded: August 9, 2001
Auditor's No.: 200108090193, records of Skagit County, Washington
Classification: Timber Land
Affects: P47702

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Road Maintenance Agreement as recorded under Auditor's File No. 8909270044, records of Skagit County, Washington.

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.

