



201404240104

Skagit County Auditor

\$74.00

4/24/2014 Page

1 of

3 3:19PM

When recorded return to:

Richard D. Jordan and Joni R. Jordan
608 Cedar Tree Drive
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020963

CHICAGO TITLE**620020963****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Arthur C. Rogers III and Bertha M. Rogers, 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 Richard D. Jordan and Joni R. Jordan, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 21, NORTH CENTRAL DIVISION, according to the plat thereof, recorded in Volume 15 of
Plats, pages 46 and 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102041 / 4586-000-021-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020963, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 19, 2014

Arthur C. Rogers III
Arthur C. Rogers III

Bertha M. Rogers
Bertha M. Rogers

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20141354
APR 24 2014

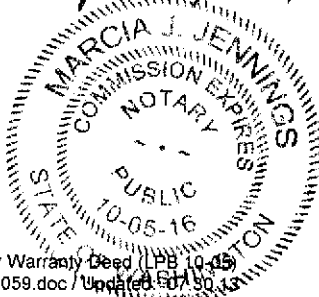
Amount Paid \$ 3778.60
Skagit Co. Treasurer
By man Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Arthur C. Rogers, III and Bertha M. Rogers
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 1, 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: 10/15/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: February 26, 1935
Auditor's No.: 267764, records of Skagit County, WA
In favor of: Drainage District No. 14
For: Drainage ditch

The exact location and extent of easement is undisclosed of record.
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 17, 1956
Auditor's No.: 545341, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof

The exact location and extent of said easement is not disclosed of record.
3. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
Recorded: October 20, 1969
Auditor's No.: 732135, records of Skagit County, WA
For: Right-of-way across existing road and water pipeline

The exact location and extent of said easement is not disclosed of record.
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 16, 1982
Auditor's No.: 811160024, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said instrument is a re-recording of Auditor's File No. 8211090036, records of Skagit County, Washington, and amends and supplements the easement granted to Cascade Natural Gas Corporation under Auditor's File No. 545341, records of Skagit County, Washington.
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 9, 1983
Auditor's No.: 8306090019, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 60 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said easement corrects and replaces the right-of-way recorded under Auditor's File Nos. 8211090034 and 821160025, records of Skagit County, Washington.
6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: March 25, 1992
Auditor's No.: 9203250071, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said easement supersedes and replaces easement granted under Auditor's File No. 9203050076, records of Skagit County, Washington.
7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 22, 1992
Auditor's No.: 9204220112, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width across all lots, tracts, and spaces within said plat, coincident with and parallel to all streets and roads



SCHEDULE "B"

Special Exceptions (continued)

8. 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 PLAT OF NORTH CENTRAL DIVISION:
Recording No: 9208280164
9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
Recorded: September 29, 1992
Auditor's Nos.: 9209290104 and 9209290105, records of Skagit County, WA
10. Bylaws of the North Central and Brickyard Creek Community Association
Recorded: April 30, 1993
Auditor's No.: 9304300085, records of Skagit County, WA
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: September 29, 1992 and April 30, 1993
Auditor's Nos.: 9209290104, 9209290105, and 9304300085, records of Skagit County, WA
Imposed by: North Central and Brickyard Creek Community Association
12. Terms and conditions of that instrument;
Recorded: April 30, 1993
Auditor's No.: 9304300086, records of Skagit County, WA
13. Assessments, if any, levied by North Central and Brickyard Creek Community Association..
14. Assessments, if any, levied by City of Sedro-Woolley.
15. 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.

