



201405090099

Skagit County Auditor

\$74.00

5/9/2014 Page

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3 1:24PM

When recorded return to:

Kyle Peninger and Theresa Peninger
P.O. Box 91
Marblemount, WA 98267

Filed for record at the request of:

**CHICAGO TITLE**

COUNTY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021214

CHICAGO TITLE
620021214

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jarvis R. Morrill and Rebecca M. Morrill, 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 Kyle Peninger and Theresa Peninger, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, PLAT OF WESTPARK, according to the plat thereof recorded May 31, 2001, under
Auditor's File No. 200105310140 and amended by Affidavit of Minor Correction of Survey recorded
January 7, 2003, under Auditor's File No. 200301070082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118092 / 4778-000-010-0000

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620021214, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: May 6, 2014

Jarvis R. Morrill

Rebecca M. Morrill

State of Washington

County of Okanogan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

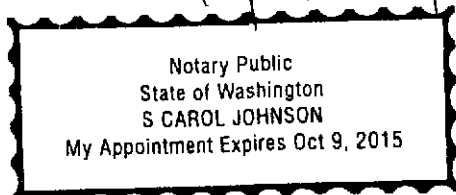
2014 1580

MAY 09 2014

Amount Paid \$ 4,161.30
Skagit Co. Treasurer
By Indm Deputy

I certify that I know or have satisfactory evidence that Jarvis R. Morrill and Rebecca M. Morrill 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: May 7, 2014



Name: S. Carol Johnson
Notary Public in and for the State of Washington
Residing at: 339 Main Rd, Tonasket WA
My appointment expires: 10/9/2015

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 4, 2000
Auditor's No(s): 200012040111, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of all lots
2. Agreement, including the terms and conditions thereof, entered into;
By: James and Terry Cook
And Between: Town of Lyman
Recorded: May 31, 2001
Auditor's No.: 200105310139, records of Skagit County, Washington
Providing: Domestic water with related covenants and agreements
Affects: All of plat
3. Restrictions contained on the face of said plat, 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.

Amended by instrument(s):
Recorded: March 22, 2002
Auditor's No(s): 200203220066, records of Skagit County, Washington
4. 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 Westpark.

Recording No: 200105310140

Affidavit of Minor Correction recorded under Auditor's File No. 200301070082
5. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof

Recording Date: March 22, 2002
Recording No.: 200203220067

Reference is hereby made to said document for full particulars
6. Assessments, if any, levied by City of Lyman.
7. City, county or local improvement district assessments, if any.
8. 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

Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, grantee is further prohibited from conveying the property for a sales price greater than \$280,200.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.



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EXHIBIT "A"

Exceptions
(continued)

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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