

When recorded return to:
John A. Rollin
18644 Four Jay Lane
Mount Vernon, WA 98274



201405140067

Skagit County Auditor \$75.00
5/14/2014 Page 1 of 4 3:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021254

CHICAGO TITLE
620021254

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edwin A. Melendez Sr. and Gaye V. Melendez, 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 John A. Rollin, a married man as his separate estate

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 93-039. approved September 10, 1997 and recorded
October 13, 1997, in Volume 13 of Short Plats, Page 50, under Auditor's File No. 9710130055,
records of Skagit County, Washington;
Being a portion of Government Lot 6, Section 6, Township 33 North, Range 5 East, W.M., records
of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P17938, 330506-4-012-0006

Subject to: covenants Conditions, restrictions and easements of record per Exhibit "A"
Dated: May 13, 2014

Edwin A. Melendez Sr.

Gaye V. Melendez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141636
MAY 14 2014

Amount Paid \$ 3031.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

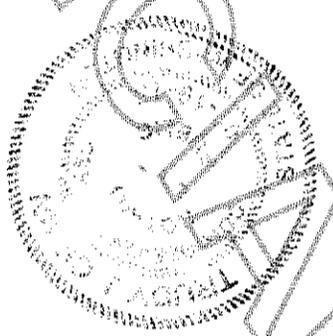
I certify that I know or have satisfactory evidence that

Edwin A Melendez Sr + Gayel Melendez
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: 5-14-14



Name: Tracy J. Cain
Notary Public in and for the State of Washington
Residing at: Orly
My appointment expires: 1-19-15



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STATUTORY WARRANTY DEED

(continued)

Exhibit "A"

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 29, 1994
Auditor's No(s): 9403290129, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property
2. Agreement, including the terms and conditions thereof, entered into;
By: Skagit County Sewer District No. 2
And Between: Public
Recorded: February 11, 1994
Auditor's No. 9402140046, records of Skagit County, Washington
Providing: Sewer extension and related conditions and provisions
Release of Encumbrance:
Recording Date: September 14, 1998
Recording No.: 9809140165
3. Shoreline Substantial Development Permit including related provisions and conditions recorded August 12, 1996,
under Auditor's File No. 9608120094, which is a re-recording of instrument recorded June 12, 1996 under
Auditor's File No. 9606120044, records of Skagit County, Washington.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 1996
Auditor's No(s): 9608120118, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains and related provisions
Affects: Said premises and other property
5. Easement delineated on the face of said short plat;
For: Sanitary sewer
Affects: Most Westerly 20 feet
6. Easement delineated on the face of said short plat,
For: Storm Drainage
Affects: Northwest 7.5 feet
7. Easement delineated on the face of said short plat;
For: Storm Drainage
Affects: 35-foot strip running Northerly to Southerly
8. Easement delineated on the face of said short plat;
For: Storm drainage
Affects: 10-foot strip in Westerly corner
9. Restrictions contained on the face of said short plat, as follows:
Lots 1 through 4 shall access from the designated access location only. No individual lot accesses to State Route 9 shall be allowed. W.S.D.O.T. Access Permit Numbers are 15915, 15985, 15986 and 15987.
10. Notes on face of short plat as follows:
All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of
maintenance shall be in direct relationship to usage of road.
Short plat number and date of approval shall be included in all deeds and contracts.
Zoning – Residential.
Sewage Disposal – Skagit County Sewer District No. 2.
Water – Skagit County P.U.D. No. 1.
No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application determined to be within an official designated boundary of Skagit County Fire District.
11. Easement delineated on the face of said short plat;



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STATUTORY WARRANTY DEED

(continued)

For: Access and Utility easement over private road
Affects: Small strip along portion of Northwesterly boundary

12. Pay Back Agreement between LRDTD Johnson partnership and Skagit County Sewer District No. 2 recorded August 18, 1997, under Auditor's File No. 9708180058, records of Skagit County, Washington.

13. Covenants, conditions and restrictions 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 in the document
Recording Date: October 13, 1997
Recording No.: 9710130056

14. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
Recorded: May 15, 2001
Auditor's No(s): 200105150120, records of Skagit County, Washington
In Favor of: Public

16. City, county or local improvement district assessments, if any.

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.

