



201405230093

**When recorded return to:**

John S. Lindsay and Kathryn M. Lindsay  
2006 Tundra Loop  
Mount Vernon, WA 98273

Skagit County Auditor

\$74.00

5/23/2014 Page

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3 1:31PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021459

**CHICAGO TITLE**  
**620021459**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deborah S. Thornton and Linda J. Hilden, Co-Administrators of the Estate of Thomas A. Swanson, Jr., deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John S. Lindsay and Kathryn M. Lindsay, husband and wife

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

Lot 4, "Plat of Trumpeter Meadows," according to the plat thereof, recorded on October 12, 2005, under Auditor's File No. 200510120048, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P123466, 4872-000-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021459, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 21, 2014

**The Estate of Thomas A. Swanson, Jr., deceased**

BY: Deborah S. Thornton  
Deborah S. Thornton, Co-Administrator

BY: Linda J. Hilden  
Linda J. Hilden, Co-Administrator

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 1754

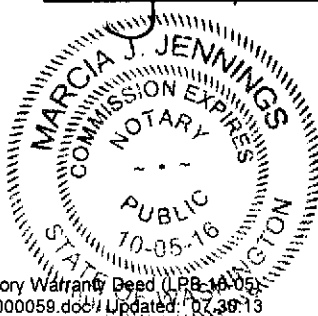
MAY 23 2014

Amount Paid \$ 45201.80  
Skagit Co. Treasurer  
By MB Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Deborah S. Thornton and Linda J. Hilden are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Administrators of the Estate of Thomas A. Swanson, Jr., deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 22, 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. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in deed;  
  
From: The State of Washington  
Recording Date: June 8, 1906  
Recording No.: 57557
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1  
Purpose: Water pipelines  
Recording Date: June 22, 1979  
Recording No.: 7906220042
3. Standard Participation Contract (regarding sewer), including the terms, covenants and provisions thereof  
  
Recording Date: July 19, 1979  
Recording No.: 7907190021
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 TRUMPETER MEADOWS:  
  
Recording No.: 200510120048
5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 22, 2006  
Recording No.: 200602220046
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: Landmark Building and Development  
Recording Date: February 22, 2006  
Recording No.: 200602220046
7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Landmark Building and Development.
10. 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.



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### 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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