

When recorded return to:  
Michael E. Crowell  
1420 W. Jefferson Court  
Davenport, WA 99122



201405290092  
Skagit County Auditor \$73.00  
5/29/2014 Page 1 of 2 3:20PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON  
425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020927

**CHICAGO TITLE**  
**620020927**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Krystal L. Kirkpatrick, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael E. Crowell, an unmarried individual  
the following described real estate, situated in the County of Skagit, State of Washington:

The East Half of Lot 24 and all of Lot 25, Block 6, SIMILK BEACH, according to the plat thereof,  
recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69272 / 4001-006-025-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620020927, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 23, 2014

Krystal L. Kirkpatrick

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2014 1828  
MAY 29 2014

State of Washington  
County of Skagit

Amount Paid \$ 8869.<sup>48</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that  
Krystal L. Kirkpatrick  
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 27, 2014

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. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;  
Auditor's No(s): 226290, records of Skagit County, Washington  
Executed By: Similk Beach Development Co.  
As Follows: Lot 24
2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;  
Auditor's No(s): 235104, records of Skagit County, Washington  
Executed By: Similk Beach Development Co.  
As Follows: Lot 25
3. Agreement, including the terms and conditions thereof, entered into;  
By: Skagit County  
And Between: James Rolph  
Recorded: February 22, 1982  
Auditor's No. 8202220014, records of Skagit County, Washington  
Providing: Variance be granted to allow construction of carport and workshop within  
8 feet of the front property line
4. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: August 14, 2001  
Auditor's No(s): 200108140006, records of Skagit County, Washington  
In Favor of: Krystal L. Kirkpatrick  
Affects: Said premises
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. 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.



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