



Skagit County Auditor 6/6/2014 Page 1 of 4 1:34PM \$75.00

When recorded return to: Philip K. Thornley 12905 State Route 9 Mount Vernon, WA 98273

Filed for record at the request of:

CHICAGO TITLE COMPANY OF WASHINGTON 425 Commercial Mount Vernon, WA 98273 Escrow No.: 620021343

CHICAGO TITLE 620021343

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce A. Wells, 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 Philip K. Thornley, an unmarried individual

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

Lot 7, Block 3, PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington, as more fully described in Exhibit "A", which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P74775 / 4138-003-007-0004, P23392 / 340401-0-087-0605

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021343, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 3, 2014

Bruce A. Wells (Signature) Bruce A. Wells

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20141968 JUN 06 2014

State of ARIZONA County of MARICOPA

Amount Paid \$1669.30 Skagit Co. Treasurer By (Signature) Deputy

I certify that I know or have satisfactory evidence that Bruce A. Wells 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: 6-4-2014

JEFF A. STITTSWORTH Notary Public - Arizona Maricopa County Expires 03/15/2018

(Signature) Name: Jeff A. Stittsworth Notary Public in and for the State of Arizona Residing at: Glendale AZ My appointment expires: 3-15-2018

Exhibit "A"

PARCEL A:

Lot 7, Block 3 PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

All that portion of the following described property lying between the Northerly and Southerly line of Lot 7, Block 3, of Plat of Clear Lake Skagit County, Washington, according to the plat thereof, recorded in Volume 4 of Plats, page 22, records of Skagit County, Washington, produced all that portion of Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company's) Seattle to Sumas, Washington 100 foot wide branch line right of way, being 50 feet wide on each side of the Branch Line Main Track centerline as originally located and constructed upon, over and across Government Lots 12 and 8 of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, and Government Lot 1 of Section 12, Township 34 North, Range 4 East of the Willamette Meridian, Skagit County, Washington, lying between two lines drawn at right angles to said Main Track centerline distant respectively 244 feet Southerly and 963 feet Northerly of the South line of said Section 1 as measured along said Main Tract centerline. The intersection of said Main Track centerline with the East-West centerline of said Section 1 is 485 feet Easterly of the center of said Section 1 as measured along said East-West centerline; being further shown cross-hatched on the map attached to document recorded under Auditor's File No. 8901190076, records of Skagit County, Washington.

Situated in Skagit County, Washington



201406060069

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 22, 1950  
 Auditor's No(s): 443297, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Note: Exact location and extent of easement is undisclosed of record.
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 11, 1890  
 Auditor's No(s): Volume 10 of Deeds, page 647, records of Skagit County, Washington  
 In favor of: Seattle Lake Shore and Eastern Railroad Co.  
 For: Cut down all trees dangerous to the operation of the railroad
  
3. 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;  
 Recorded: January 19, 1989  
 Auditor's No.: 8901190076, records of Skagit County, Washington  
 Executed By: Burlington Northern Railroad Company  
 As Follows:  
 Excepting and reserving, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas, and all ores and minerals of every kind of nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore or drill for and to protect, conserve, mine, take, remove, and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.
  
4. Terms and conditions of Quit Claim Deeds  
 Recording Date: January 19, 1989 and February 6, 1989  
 Recording No.: 8901190076 and 8902060025
  
5. 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  
 Recorded: February 6, 1989  
 Auditor's No.: 8902060025, records of Skagit County, Washington  
 Executed By: Hugh Ridgeway  
 As Follows:  
 Excepting and reserving, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.
  
6. City, county or local improvement district assessments, if any.
  
7. 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.

