

When recorded return to:  
William Tucker and Carla Tucker  
23153 Buchanan Place  
Mount Vernon, WA 98273



201406110073

Skagit County Auditor  
6/11/2014 Page

1 of

\$75.00  
4 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021464

CHICAGO TITLE  
620021464

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean J. Warner and Melissa L. Warner, 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 Carla Tucker and William Tucker, wife and husband

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

Lot 4, Block 5, EXCEPT the South 20 feet thereof, BINGHAM ACREAGE, SKAGIT COUNTY,  
according to the plat thereof, recorded in Volume 4 of Plats, page 24, 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): P18427 / 3864-005-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620021464, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 4, 2014

Dean J. Warner

Melissa L. Warner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20142020  
JUN 11 2014

Amount Paid \$ 7837.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

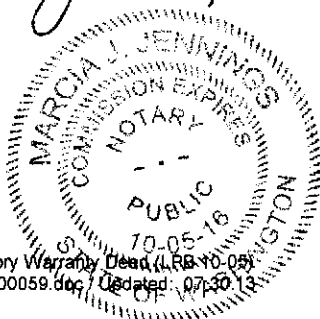
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Dean J. Warner and Melissa L. Warner  
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: June 6, 2014

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedra-Woolley WA  
My appointment expires: 10/5/2016



## EXHIBIT "A"

Order No.: 620021464

For APN/Parcel ID(s): P118427 / 3864-005-004-0000

---

### PARCEL A:

Lot 4, Block 5, EXCEPT the South 20 feet thereof, BINGHAM ACREAGE, SKAGIT COUNTY, according to the plat thereof, recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the South Half of that certain 40 foot unopened County right-of-way, as vacated by order vacating County right-of-way recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington, which would attach to said premises by operation of law.

### PARCEL B:

A non-exclusive easement for ingress, egress, utilities and drainage and the joint use and maintenance of the same as established in Declaration of Easement dated August 20, 2001, recorded September 17, 2001, under Auditor's File No. 200109170140, and amended by instrument recorded January 17, 2003, under Auditor's File No. 200301170113, records of Skagit County, Washington.

All situated in Skagit County, Washington.



201406110073

Skagit County Auditor  
6/11/2014 Page

2 of

\$75.00  
4:11:34AM

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 17, 2003  
Auditor's No(s): 200301170133, records of Skagit County, Washington  
In favor of: Ingress, egress, utilities and drainage  
For: Adjacent lot owners  
Affects: Parcel B  
  
Said instrument is a re-recording of instrument (s);  
Recorded: August 22, 2001 and September 17, 2001  
Auditor's File No(s): 200108220078 and 200109170140, records of Skagit County, Washington  
  
Affects: Parcel B  
  
Said easement contains, among other things, provisions for maintenance by the common users.
2. Easement contained in said instrument recorded January 17, 2003 under Auditor's File No. 200301170133;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course  
  
Said instrument is a re-recording of instrument (s);  
Recorded: August 22, 2001 and September 17, 2001  
Auditor's File No(s): 200108220078 and 200109170140, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 9, 2003, June 30, 2003, July 3, 2003, and July 10, 2003  
Auditor's No(s): 200305090038, 200306300097, 200307030018 and 200307100013, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: All things necessary or proper in the construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer and electronic information on facilities over, across, along, in and under a portion of said premises  
Affects: Parcel B
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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;  
Recorded: September 11, 2001  
Auditor's No(s): 200109110087, records of Skagit County, Washington  
Executed By: Buchanan Avenue, L.L.C.  
  
Said instrument is a re-recording of instrument (s);  
Recorded: August 15, 2001  
Auditor's File No(s): 200108150117, records of Skagit County, Washington
5. Terms and conditions of the easement set forth in Parcel B of Exhibit "A"
6. Public or private easements, if any, over vacated portion of said premises.
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.



## 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.



201406110073