



201406130056

Skagit County Auditor
6/13/2014 Page 1 of 4 12:26PM \$75.00

When recorded return to:
Phyllis Christofferson
934 Presidio Place
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021566

CHICAGO TITLE
620021566

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victor James Yalden, A unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Phyllis Christofferson, a unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, "Plat of Summer Meadows," according to the plat thereof, recorded in Volume 15 of Plats,
Pages 176 through 178, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P107005, 4630-000-022-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 6, 2014

Victor James Yalden

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142064
JUN 13 2014

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Victor James Yalden
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 06-11-14

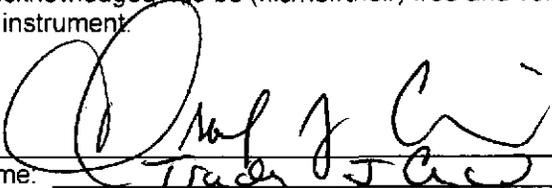

Name: Tracy J Cooper
Notary Public in and for the State of Wash
Residing at: Skagit
My appointment expires: 1-19-15



EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Sedro-Woolley
Purpose: Rights to make slopes for cuts and fills for grading of streets
Recording Date: December 13, 1993
Recording No.: 9312130158
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: February 1, 1994
Recording No.: 9402010068
3. 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 SUMMER MEADOWS:**
Recording No: 9407130077
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 **SHORT PLAT NO. SW-1-78:**
Recording No: 872597
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: July 15, 1994
Recording No.: 9407150146
6. 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: June 6, 1995
Recording No.: 9506060018
7. 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: Cornerstone Court, Joint Venture
Recording Date: July 15, 1994
Recording No.: 9407150146, and any amendments
8. Assessments, if any, levied by City of Sedro-Woolley.



EXHIBIT "A"

Exceptions
(continued)

9. 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.

