

When recorded return to:

Jesse G. Kennedy, III and Linda L.
Newman-Kennedy
2806 Highland Drive
Anacortes, WA 98221



201406130086

Skagit County Auditor

\$74.00

6/13/2014 Page

1 of

3 3:24PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021178

CHICAGO TITLE
620021178

STATUTORY WARRANTY DEED

THE GRANTOR(S) Friedl B. Ney, an 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 Jesse G. Kennedy, III and Linda L. Newman-Kennedy, a married couple

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

Tract 8, SKYLINE NO. 4, according to the plat thereof, recorded in Volume 9 of Plats, Page 61, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P59223, 3820-000-008-0004

Subject to:

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

Dated: June 10, 2014

Friedl B. Ney by Barbara L. Holt
Friedl B. Ney, by Barbara L. Holt,
her attorney-in-fact *not attorney-in-fact*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142082

JUN 13 2014

Amount Paid \$6964.80

Skagit Co. Treasurer

By TTB

Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Barbara L Holt is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Friedl B. Ney and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-13-14

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17

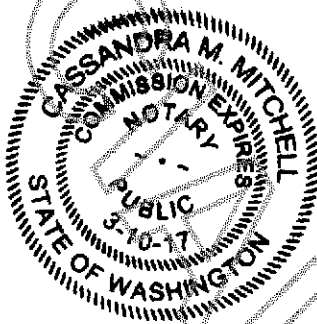


EXHIBIT "A"
Exceptions

1. 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 SKYLINE NO. 4**.

Recording No.: 719990

2. 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: November 22, 1968
Recording No.: 720642

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 24, 2005
Recording No.: 200506240110

3. 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: Skyline Beach Club, Inc.
Recording Date: August 2, 1972
Recording No.: 771970

Said instrument was amended by instruments recorded July 28, 2009 & August 29, 2013, under Auditor's File Nos. 200907280031 & 201308290044.

4. Assessments, if any, levied by City of Anacortes.
5. City, county or local improvement district assessments, if any.
6. Assessments, dues and charges, if any, levied by Skyline Beach Club, Inc..

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.

