



201406300168

When recorded return to:
Kelly Fitzgerald and Brian Fitzgerald
19954 Double Creek Lane
Sedro Woolley, WA 98284

Skagit County Auditor \$75.00
6/30/2014 Page 1 of 4 3:40PM

20142314

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021465

JUN 30 2014

Amount Paid \$ 4544.00
By MF Skagit Co. Treasurer Deputy

CHICAGO TITLE
620021465

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benita L. Kanarr, an unmarried woman, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kelly Fitzgerald and Brian Fitzgerald, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): TRACT 14 REVISED SHORT PLAT NO. 138-79

Tax Parcel Number(s): P50427 / 360432-1-001-0037

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620021465, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made apart hereof as Exhibit "B".

Dated: June 26, 2014


Benita L. Kanarr



State of Oregon

County of Multnomah

I certify that I know or have satisfactory evidence that Benita L. Kanarr 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: 6/27/14



Name: Whitney Rain du Plessis
Notary Public in and for the State of Oregon
Residing at: Portland, Or.
My appointment expires: 11/12/16

EXHIBIT "A"
Legal Description

PARCEL A:

Tract 14, REVISED SHORT PLAT NO. 138-79, entitled, PLAT OF DOUBLE CREEK, approved August 22, 1980, recorded August 22, 1980, in Volume 4 of Short Plats, page 164, under Auditor's File No. 8008220026, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 32, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress, and utilities over and across the road shown on the survey map as Double Creek Lane and also over a strip designated as Tract A on said map, all of Survey Map No. 138-79, entitled Plat of Double Creek, approved August 22, 1980, recorded August 22, 1980, in Volume 4 of Short Plats, page 164, under Auditor's File No. 8008220026, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 32, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

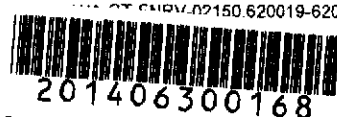


EXHIBIT "B"
Exceptions

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 REVISED SHORT PLAT NO. 138-79:

Recording No: 8008220026
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1945
Auditor's No(s): 381154, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land running Northwesterly through said premises
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 8, 1982
Auditor's No(s): 8206080057, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcel B
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 20, 1990
Auditor's No(s): 9003200035, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 100 feet in width running Northwesterly through said premises
5. Encroachment onto Westerly portion of said premises as delineated by survey of said Short Plat by existing fence running North and South across said premises.
6. Right, title and interest of owners of property adjacent on the West to that portion of said premises lying West of the fence which runs North to South along the Western boundary of said premises.
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 1, 1990
Auditor's No(s): 9006010058, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Double Creek Water Association.
10. Assessments, if any, levied by Double Creek Road Maintenance.

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.



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EXHIBIT "B"

Exceptions
(continued)

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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