

When recorded return to:

Michael Dahl  
Substantia Construction and Development LLC  
6219 NE 202nd Street  
Everett, WA 98208



201406300187

Skagit County Auditor

\$74.00

6/30/2014 Page

1 of

3 3:55PM

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20142320  
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.: 620021639

JUN 30 2014

Amount Paid \$ 895<sup>00</sup>  
Skagit Co. Treasurer  
By MF Deputy

CHICAGO TITLE  
620021639

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William A. Philbin and Sara B. Philbin, 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 Substantia Construction and Development LLC

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

Lots 57 and 58, SKAGIT RIVER COLONY, according to the plat thereof, recorded in Volume 8 of  
Plats, pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69509 / 4011-000-057-0001, P69510 / 4011-000-058-0000

Subject to:

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

Dated: 6-27-14

William A. Philbin

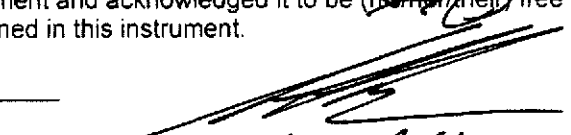
Sara B. Philbin

STATUTORY WARRANTY DEED  
(continued)

State of WA  
County of King

I certify that I know or have satisfactory evidence that  
William A. Philbin and Sara B Philbin  
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: 6/27/14

  
Name: Michael Paul Warnemunde  
Notary Public in and for the State of WA  
Residing at: King Co.  
My appointment expires 10/14/16

Notary Public  
State of Washington  
MICHAEL PAUL WARNEMUENDE  
My Appointment Expires Oct 14, 2016



**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 SKAGIT RIVER COLONY:

Recording No.: 648520

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 20, 1948  
Auditor's No(s): 424060, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Letter recorded December 6, 2004, under Auditor's File No. 200412060138, records of Skagit County, Washington.
5. Terms, conditions, and restrictions of that instrument entitled Declaration of Covenant;  
Recorded: August 6, 2003  
Auditor's No(s): 200308060073, records of Skagit County, Washington
6. Notice contained in deed  
  
Recording Date: May 17, 2005  
Recording No.: 200505170075  
Regarding: Skagit County Right to Farm Ordinance
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Garry C. Anderson and Vicki L. Anderson  
Purpose: Ingress and egress  
Recording Date: May 6, 2008  
Recording No.: 200805060074  
Affects: Portion of said premises
8. City, county or local improvement district assessments, if any.

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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