



201407030168

When recorded return to:
Scott R. Gordon and Karen M. Gordon
12220 Greenhaven #303
Mukilteo, WA 98275

Skagit County Auditor \$75.00
7/3/2014 Page 1 of 4 1:43PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2371
JUL 03 2014

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021218

Amount Paid \$5,790.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

CHICAGO TITLE
620021218

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theodore Kim and Sara L. Kim, 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 Scott R. Gordon and Karen M. Gordon, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0351, recorded October 27, 2006, under
Auditor's File No. 200610270073, records of Skagit County, Washington; and being a portion of
Lot 4, Short Plat No. 99-0035, recorded January 10, 2001, under Auditor's File No. 200101100017,
records of Skagit County, Washington; all in Government Lots 2 and 3, Section 8, Township 34
North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125204, 340208-4-004-0200

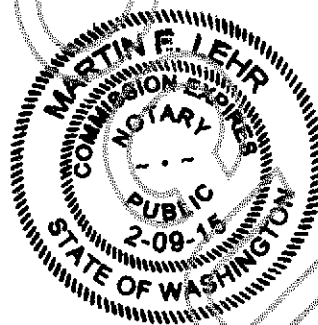
Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021218, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 2, 2014

Theodore Kim

Theodore Kim
Sara L. Kim

Sara L. Kim



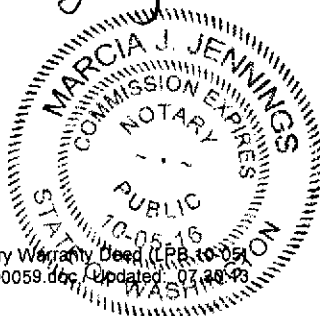
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Theodore Kim

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: July 2, 2014



Marcia J. Jennings

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

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that

Sarah Kim
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: July 2, 2014

Martin F. Lehr
Name: MARTIN F. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15



SCHEDULE "B"

SPECIAL 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 County**

Short Plat No. PL05-0351:

Recording No: 200610270073

2. 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 County**

Short Plat No. 99-0035:

Recording No: 200101100017

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 10, 2001
Auditor's No(s): 200101100018 and 200101100017, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area together with the right of ingress and egress to and from said easement
Affects: As delineated on the face of said short plat

4. Agreement, including the terms and conditions thereof, entered into;
By: Advanced Septic Treatment Systems, Inc.
And Between: Wendelin Dunlap
Recorded: May 4, 2006
Auditor's No. 200605040058, records of Skagit County, Washington
Providing: Septic Treatment System

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 28, 2002
Auditor's No(s): 200205280207, records of Skagit County, Washington
In favor of: Ben Short and Dorothy Short, husband and wife
For: Ingress and egress

6. Reservations set forth in instrument recorded May 28, 2002, under Auditor's File No. 200205280207, records of Skagit County, Washington, the Grantor and Grantees herein covenant and agree as follows:

Grantor, while reserving an easement for ingress and egress over the property described in Exhibit 'A', for the benefit of Lot 4 of that certain Boundary Line Adjustment Survey recorded June 13, 2001, under Auditor's File No. 200106130072, records of Skagit County, Washington, agrees and covenants that it's usage shall be limited to the benefit of only one (1) single family residence.

Grantees agree and covenant with Grantor that their usage shall be limited to the benefit of only one (1) single family residence.

Grantees agree and covenant that they will pave or blacktop such portion of the easement area to be used at their sole expense. Subject road and entry improvements will provide full and equal use for the benefit of Lot 4, or the southern-most lot if Lot 4 is further subdivided.

If grantees do not build a residence on Lot 3 within 2 years from recording of this easement, the rights conveyed herein and all agreements and covenants contained herein shall be extinguished and void.



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SCHEDULE "B"

7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: November 8, 2006
Auditor's No(s): 200611080026, records of Skagit County, Washington
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 2, 2007
Auditor's No.: 200701020086, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
9. 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.
10. Skagit County Planning & Development Services - Plat Lot of Record Certification;
Recording Date: October 27, 2006
Recording No.: 200610270074
Affects: Said premises and other property
11. City, county or local improvement district assessments, if any.

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.

