



201407080047

Skagit County Auditor \$73.00
7/8/2014 Page 1 of 2 3:23PM

When recorded return to:
Robert D. Beintker and Christine E. Beintker
9246 Thunderbird Lane
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021705

CHICAGO TITLE
620021705

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anita R. Russo, who acured title as Anita R. Good, a married woman as her separate estate and Richard Russo as to any homestead rights and interest.

for and in consideration of Ten And No/100 Dollars (\$10.00, and other valuable consideration in hand paid, conveys, and warrants to Robert D. Beintker and Christine E. Beintker, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20 and the West Half of Lot 21, Block 1, THUNDERBIRD LANE, according to the plat thereof, recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P70031, 4032-001-021-0007

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Chicago Title Order 620021705, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: 7/8/2014

Anita R. Russo
Anita R. Russo

Richard Russo
Richard Russo

SKAGIT COUNTY WASHINGTON -
REAL ESTATE EXCISE TAX
20142425
JUL 08 2014

Amount Paid \$2675.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Anita R. Russon and Richard Russo 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: 7/8/2014
DEBORAH K. FLICK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2014

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Bellevue WA
My appointment expires: 8/19/14

EXHIBIT "A"
Exceptions

1. Covenants, conditions, easements and restrictions 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 in the document

Recording Date: September 23, 1964
Recording No.: 656204

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 25, 1974
Recording No.: 809361

2. 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.
3. 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.

