

POOR ORIGINAL



Skagit County Auditor \$73.00  
7/18/2014 Page 1 of 2 11:38AM

When recorded return to:  
Patrick K. Haney and Stacy K. Haney  
18622 Silverleaf Place  
Arlington WA 98223

Filed for record at the request of:

 **CHICAGO TITLE**  
COMPANY OF WASHINGTON  
425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021862

CHICAGO TITLE  
620021862

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gerald W. Bourland and Constance M. Bourland, 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 Patrick K. Haney and Stacy K. Haney, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Tract 7, SMITH SKAGIT HIDEAWAY, according to the plat thereof, recorded in Volume 8 of Plats, page 98, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P73932 / 4122-000-007-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021862, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereto.

Dated: July 15, 2014

Gerald W. Bourland  
Gerald W. Bourland

Constance M. Bourland  
Constance M. Bourland

State of Missouri  
of Cass County

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20142559  
JUL 18 2014

Amount Paid \$ 485.60  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Gerald W. + Constance M. Bourland 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: 7-16-14

**PAMELA A. EMLER**  
Notary Public - Notary Seal  
Comm. Number 10394463  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: Aug. 29, 2014

[Signature]  
Name: Pamela A. Emler  
Notary Public in and for the State of Mo.  
Residing at: \_\_\_\_\_  
My appointment expires: 8-29-14

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SMITH SKAGIT HIDEAWAY:  
Recording No: 669428
2. Covenants, conditions, and restrictions contained in instrument(s), 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: January 4, 1977  
Auditor's No(s): 848658, records of Skagit County, Washington  
Executed By: J.D. Smith et al  
As Follows: Sellers shall in no way be responsible due to any change or shifting of the course of the Skagit River, or due to said river having shifted its course
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. Assessments, if any, levied by City of Hamilton.
5. 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.



201407180047