

When recorded return to:

Charles M. Drackett and Susan G. Drackett
100 Riverside Plaza, Unit 1004
Covington, KY 41011



201408070026

Skagit County Auditor

\$75.00

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Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021585

CHICAGO TITLE
620021585

STATUTORY WARRANTY DEED

THE GRANTOR(S) Merle F. Hill and Jayne E. Hill, 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 Charles M. Drackett and Susan G. Drackett, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL05-0109, as more fully described in Exhibit "A"
which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P123775, 350332-3-030-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021585, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: August 1, 2014

Merle F. Hill

Merle F. Hill

Jayne E. Hill

Jayne E. Hill

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 2841

AUG 07 2014

Amount Paid \$25,904.⁰⁰

Skagit Co. Treasurer

By Tram Deputy

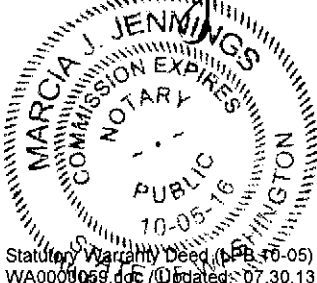
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Merle F. Hill and Jayne E. Hill

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: August 4, 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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Agreement, including the terms and conditions thereof, entered into;
By: Bernice Fender, et al
And Between: Kenneth Meyer
Recorded: February 15, 1983
Auditor's No.: 8302150021, records of Skagit County, Washington
Providing: Fence line accepted as legal boundary
Affects: Easterly portion of said premises
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 **SHORT PLAT NO. 90-40:**

Recording No: 9008230031

3. Affidavit by Kenneth N. Meyer and Mary O. Meyer;
Recorded: September 14, 1992
Auditor's No(s): 9209140140, records of Skagit County, Washington
As follows:

On the face of Short Plat No. 90-40, under Note 2, is the following:

"All maintenance and construction of private roads are the responsibility of the homeowners assoc. with lot owners as members."

Said Note does not reflect the true wishes of the undersigned as it was never their intent to form a homeowners association, nor has one been formed to date.

Therefore, the undersigned, as the creators or platters of the property above described hereby eliminate Note 2 and replace it with the following:

"All maintenance and construction of private roads are the responsibility of the individual lot owners in direct proportion to the usage thereof."

4. Notes on the face of a survey recorded December 10, 1993, in Volume 15 of Surveys, page 57, under Auditor's File No. 9312100123, records of Skagit County, Washington, as follows:

AMENDMENT NOTES:

Amendment note: This map amends short plat 90-40 as filed under Auditor's File Number 9008230031 and recorded in Vol. 9, page 258 of short plats records of Skagit County, WA. The areas of change are as follows:

There was an undisclosed fence line agreement. This agreement affects the position of the East property line. The agreement is recorded under Auditor's File Number 8302150021, records of Skagit County, WA.

The North – South centerline of the section was computed incorrectly. The correct computation is shown on this map.

A boundary line adjustment was recorded on Nov. 12, 1993, under Auditor's File Number 9311120120 to rectify acreages following the disclosure of the fence line agreement.

5. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 19, 2005
Auditor's No(s): 200509190212, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances



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SCHEDULE "B"

7. Terms, conditions, and restrictions of that instrument entitled Lot of Record Certification;
Recorded: November 18, 2005
Auditor's No(s): 200511180019, records of Skagit County, Washington
8. 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. PL05-0109:**

Recording No: 200511180020
9. Covenants, conditions, easements 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: May 31, 2006
Auditor's No(s): 200605310237, records of Skagit County, Washington
Executed By: Jay H. Overway and Nancy C. Overway, husband and wife and Larry Quesnell, a single man
10. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: May 31, 2006
Recording No.: 2006053310238
11. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems, including the terms, covenants and provisions thereof:

Recording Date: September 25, 2008
Recording No.: 200809250095
12. City, county or local improvement district assessments, if any
13. 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.



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EXHIBIT "A"

Order No. 620021585

For APN/Parcel ID(s): P123775

For Tax Map ID(s): 350332-3-030-0400

PARCEL A:

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL05-0109, as approved November 15, 2005, and recorded November 18, 2005, under Auditor's File No. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2, Skagit County Short Plat No. 90-40, recorded August 23, 1990, under Auditor's File No. 9008230031, records of Skagit County, Washington, and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities as delineated on the face of Lot 4, Skagit County Short Plat No. PL05-0109, as approved November 15, 2005, and recorded November 18, 2005, under Auditor's File No. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2, Skagit County Short Plat No. 90-40, recorded August 23, 1990, under Auditor's File No. 9008230031, records of Skagit County, Washington, and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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