



201408120051

Skagit County Auditor 8/12/2014 Page 1 of 3 \$74.00 1:30PM

When recorded return to: Eusebiu Daniel Szabo and Marta Szabo 21338 Clara Place Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273 Escrow No.: 620021866

CHICAGO TITLE 620021866

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory W. Brue and Cheryl A. Brue, 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 Eusebiu Daniel Szabo and Marta Szabo, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Tract 27, "Rolling Ridge Estates No. 5," according to the plat thereof, recorded in Volume 15 of Plats, Pages 105 and 106, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P104355, 4607-000-027-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 6200 21866, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 11, 2014

Signature of Gregory W. Brue

Gregory W. Brue

Signature of Cheryl A. Brue

Cheryl A. Brue

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2014 2918

AUG 12 2014

Amount Paid \$ 6769.00

Skagit Co. Treasurer

By [Signature] Deputy

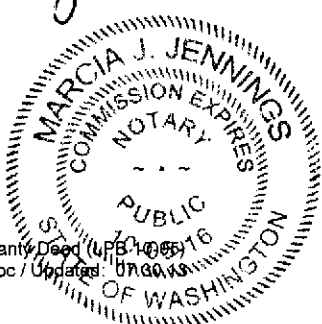
State of Washington County of Skagit

I certify that I know or have satisfactory evidence that Gregory W. Brue and Cheryl A. Brue 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 11, 2014

Signature of 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. 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 **PLAT OF ROLLING RIDGE ESTATES NO. 5:**

Recording No: 9308270020

- 2. 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: March 18, 1986  
Recording No.: 711398

- 3. 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: August 27, 1993  
Recording No.: 9308270021

- 4. Exceptions and reservations as contained in instrument;

Recording Date: July 6, 1903  
Recorded In.: Volume 51 of Deeds, Page 104

- 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 6, 1965  
Recording No.: 675646

- 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound & Baker River Railroad Company  
Purpose: Railroad right-of-way  
Recording Date: July 30, 1907  
Recording No.: 63336

- 7. Easement for underground utilities vault and meter boxes as disclosed by inspection on August 26, 1997  
Affects: The most Southwesterly and most Southeasterly corner of said premises adjacent to street

- 8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: PUD No. 1  
Purpose: Water pipeline  
Recording Date: August 18, 1995  
Recording No.: 9508180044



**SCHEDULE "B"**

**Special Exceptions  
(continued)**

9. 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.



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