



201408150010

Skagit County Auditor \$74.00
8/15/2014 Page 1 of 3 9:47AM

When recorded return to:
Timothy J. Egbert and Susan M. Egbert
21167 Thillberg Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021875

CHICAGO TITLE 620021875

BARGAIN AND SALE DEED

THE GRANTOR(S)

Carole Moeller, Personal Representative of The Estate of Joan R. Peterson, deceased
for and in consideration of Ten and NO/100 Dollars (\$10.00) and other valluable consideration in hand
paid, bargains, sells, and conveys to

Timothy J. Egbert and Susan M. Egbert, husband and wife

the following described estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Tract 2 of SKAGIT COUNTY SHORT PLAT NO. 37-78, approved June 14, 1978 and recorded
June 14, 1978 in Volume 2 of Short Plats, page 227, under Auditor's File No. 881429, records of
Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress, and utilities as delineated on the face of SKAGIT
COUNTY SHORT PLAT NO. 37-78, approved June 14, 1978 and recorded June 14, 1978 in
Volume 2 of Short Plats, page 227, under Auditor's File No. 881429, records of Skagit County,
Washington. EXCEPT any portion thereof that may lie within the above Parcel A.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P24461 / 340410-2-005-0203

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Order 620021875, Schedule B, Special Exceptions; and Skagit County Right To Farm
Ordinance, whic are attached hereto and made a part hereof.

Dated: August 12, 2014

The Estate of Joan R. Peterson, deceased

BY:
Carole Moeller, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142957
AUG 15 2014

Amount Paid \$ 5,362.80
Skagit Co. Treasurer
By *mem* Deputy

BARGAIN AND SALE DEED
(continued)

State of Washington
County of Skagit

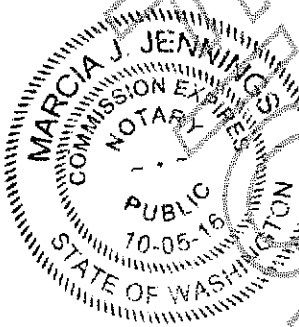
I certify that I know or have satisfactory evidence that Carole Moeller

is/are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Joan R. Peterson, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 14, 2014

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedra-Woolley, WA
My appointment expires: 10/15/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions 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, 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: June 22, 1978
Recording No: 882017

2. 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 SKAGIT COUNTY SHORT PLAT NO. 37-78:

Recording No: 881429

3. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: May 5, 1999
Recording No.: 9905050021

4. 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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