



201408210084

Skagit County Auditor \$75.00
8/21/2014 Page 1 of 4 3:33PM

When recorded return to:
Michael J. Russell and Kristin P Russell
19652 Montpilar Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021614

CHICAGO TITLE
620021614

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin K. Kok and Glenda Kok, 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 Michael J. Russell and Kristin P. Russell, ~~a married couple~~
Husband AND wife

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

Lot 10, Plat of Skyridge, Div. 7, according to the plat thereof, recorded in Volume 15 of Plats,
Pages 58 and 59, records of Skagit County, Washington

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P102674, 4592-000-010-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 31, 2014

Kevin K. Kok

Glenda Kok

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143057
AUG 21 2014

Amount Paid \$ 6,208.33
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that
Kevin K Kok and Glenda Kok
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: 8-19-14

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17

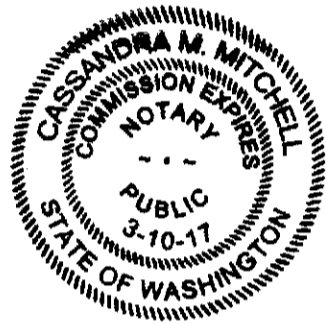


EXHIBIT "A"
Exceptions

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: July 27, 1976
Recording No.: 839833

2. Agreement including the terms, covenants and provisions thereof,

Executed by: Howard Oosterhof and Skagit County
Recording Date: August 28, 1992
Recording No.: 9208280094

3. 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 SKYRIDGE DIV. 7:**

Recording No: 9209140110

4. 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: September 14, 1992
Recording No.: 9209140111

5. 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 25-76:**

Recording No: 835799

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 7, 2002
Recording No.: 200210070128
Matters shown: Row of Pyramidalas, a rock wall and the edge of landscaping

7. Assessments, dues and charges, if any, levied by Skyridge Division VII Homeowners Association.

8. City, county or local improvement district assessments, if any.

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



EXHIBIT "A"

Exceptions
(continued)

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

UNOFFICIAL DOCUMENT



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