



201408270002

Skagit County Auditor \$74.00
8/27/2014 Page 1 of 3 8:46AM

When recorded return to:
Terry L. Patrick and Marcy N. Patrick
1017 Alderwood Lane
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.: 620022019

CHICAGO TITLE
620022019

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eugene F. Robinson, a married man as his separate estate and Kimberly Robinson, who is married to Eugene F. Robinson, as to any and all homestead rights and interest for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Terry L. Patrick and Marcy N. Patrick, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Tract 2 of CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW SP 03-83, approved April 26, 1983 and recorded May 3, 1983, under Auditor's File No. 8305030051, records of Skagit County, Washington, in Volume 6 of Short Plats, page 61, records of Skagit County, Washington, being a portion of the Plat of ALDER RIDGE DIV 1, according to the plat thereof, recorded in Volume 13 of Plats, page 27, and being a portion of Government Lot 2 of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P82159 / 4432-000-010-0107

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022019, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 21, 2014

E. F. Robinson
Eugene F. Robinson

Kimberley Robinson
Kimberly Robinson

State of Washington
County of Skagit

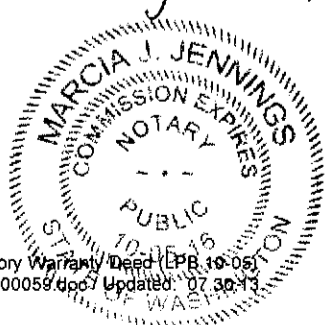
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143119
AUG 27 2014

Amount Paid \$ 4,499.⁵⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Eugene F. Robinson and Kimberly Robinson 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 26, 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: 10/15/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 6, 1912
Auditor's No.: 93609, records of Skagit County, Washington
Executed By: Puget Mill Company
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 16, 1945
Auditor's No.: 381159, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 20, 1945
Auditor's No.: 381238, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 1963
Auditor's No.: 640478, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. 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 PLAT OF ALDER RIDGE DIV. 1:
Recording No: 8101050022
6. Covenants, conditions, 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: March 2, 1983
Auditor's No(s): 8303020011, records of Skagit County, Washington
7. 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 CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW SP 03-83:
Recording No: 8305030051
8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.
10. 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.



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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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