



201409120113

**When recorded return to:**

Brian K. Lloyd and Shannon M. Lloyd  
12812 Padilla Bay Lane  
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

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4 2:14PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620013301

CHICAGO TITLE  
620013301

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shane S. Spray and Rosilyn B. Spray, 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 Brian K. Lloyd and Shannon M. Lloyd, unmarried persons  
as joint tenants with right of Survivorship  
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 2 and 3 of SKAGIT COUNTY SHORT CARD NO. PL-06-0344, 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): P124867 / 350330-4-007-0600, P124868 / 350330-4-007-0700

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620014401, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 10, 2014

*Shane S. Spray*By: *Erin K. Klinger, his attorney in fact*

Shane S. Spray

By: Erin K. Klinger, his Attorney in Fact

*Rosilyn B. Spray*By: *Erin K. Klinger, her attorney in fact*

Rosilyn B. Spray

By: Erin K. Klinger, her Attorney in Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143384

SEP 12 2014

Amount Paid \$ 10,062.<sup>00</sup>

Skagit Co. Treasurer

By: *man* DeputyState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that Erin K. Klinger is the person(s) who appeared  
before me, and said person(s) acknowledged that she signed this instrument as attorney in fact for  
Shane S. Spray and Rosilyn B. Spray and acknowledged it to be her free and voluntary act as attorney  
in fact for Shane S. Spray and Rosilyn B. Spray for the uses and purposes mentioned in this  
instrument, and on oath stated the the power of attorney authorizing the execution of this instrument  
has not been revoked and that the said Shane S. Spray and Rosilyn B. Spray are now living and not  
incompetent.

Dated: September 11, 2014*Marcie J. Jennings*Name: Marcie J. JenningsNotary Public in and for the State of WAResiding at: Sedro-Woolley, WAMy 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 SKAGIT COUNTY SHORT PLAT NO. 97-0063:  
  
Recording No: 9802110018
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: September 14, 1999  
Auditor's No(s): 199909140063, records of Skagit County, Washington  
  
Said instrument is a re-recording of instrument (s);  
Recorded: August 2, 1999  
Auditor's File No(s): 199908020123, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 24, 1987  
Auditor's No.: 8705240056, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
4. Declaration of Easements, Covenants and Road Maintenance Agreement, recorded February 11, 1998 under Auditor's File No. 9802110019, records of Skagit County, Washington.
5. Terms and conditions of agreement recorded August 22, 1990 under Auditor's File No. 9008220009, records of Skagit County, Washington.
6. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;  
Recorded: April 12, 2006  
Auditor's No(s): 200604120121, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 15, 1987  
Auditor's No.: 8701150147, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 24, 1987  
Auditor's No(s): 8707240041, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Pipe or pipes, line or lines for water
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 15, 1987  
Auditor's No(s): 8704150026, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Pipe or pipes, line or lines for water
10. Restrictions contained on the face of said plat, but omitting any covenants 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 applicable law, as follows:

The owners of Lots 1 and 2 of this short plat, will not construct, plant on, or in any way alter the



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## SCHEDULE "B"

West 327 feet of Parcel 2 of Short Plat No. 40-85 without the written consent of the owners of Parcel 1 of Short Plat No. 40-85 and such authorization will not be unreasonably withheld.

The owners of Lot 3 of Short Plat No. 40-85, will not plant on, or in any way alter the West 325 feet of Parcel 2 of Short Plat No. 40-85, without the written consent of the owners of Parcels 1 and 2 of Short Plat No. 40-85 and such authorization will not be unreasonably withheld.

11. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat of Record Certification;  
Recorded: August 11, 2006  
Auditor's No(s): 200608110081, records of Skagit County, Washington
12. 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 CARD NO. PL-06-0344:

Recording No: 200608110080

13. 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, second half delinquent if 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.



## EXHIBIT "A"

Order No.: 620013301

### PARCEL A:

Lots 2 and 3 of SKAGIT COUNTY SHORT CARD NO. PL-06-0344, as approved August 9, 2006 and recorded August 11, 2006, under Auditor's File No. 200608110080, records of Skagit County, Washington; being a portion of Lot 1, Skagit County Short Plat No. 97-0063, approved February 10, 1998, recorded February 11, 1998, in Volume 13 of Short Plats, pages 95 and 96, under Auditor's File No. 9802110018, records of Skagit County, Washington, and being a portion of the Southwest Quarter of the Southeast Quarter of Section 30, 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, over Seaview Lane and Padilla Bay Lane as shown on the face of Skagit County Short Plat No. 40-85 and Skagit County Short Plat No. 45-89 and Survey recorded under Auditor's File No. 8505090031, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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