

When recorded return to:
Stanley Rice, Jr and Meghan Dunlap
413 37th Street
Anacortes, WA 98221



Skagit County Auditor \$73.00
10/1/2014 Page 1 of 2 11:29AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021246

CHICAGO TITLE
620021246

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Dickman and Laura L. Dickman, 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 Stanley Rice, Jr. and Meghan Dunlap, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot B of Survey recorded June 7, 2005, under Auditor's File No. 200506070001; being a portion of
the following described property:
Lots 1 through 10, Block 32, "Beale's Maple-Grove Addition to the City of Anacortes," according to
the plat thereof, recorded in Volume 2 of Plats, Page 19, records of Skagit County, Washington;
TOGETHER WITH all the alley through said Block 32.

EXCEPT that portion conveyed to the State of Washington by deed recorded November 15, 1956,
under Skagit County Auditor's File No. 544162.

Situate in Skagit County, Washington

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

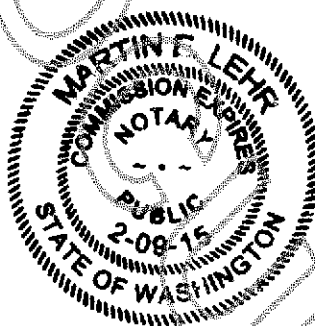
Tax Parcel Number(s): P123064, 3775-032-010-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully describe in
Chicago Title Company Order 620021246, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 29, 2014

Scott Dickman

Laura L. Dickman



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Scott Dickman and Laura L. Dickman are the
person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: September 30, 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143674
OCT 01 2014

Name: MARTIN F. LEHR
Notary Public in and for the State of WA
Residing at: LA CONNER
My appointment expires: 2-9-15

Amount Paid \$ 7,570.⁰⁰
By Skagit Co Treasurer
Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 07.30.13 Deputy
nam

SCHEDULE "B"
Special Exceptions

1. Reservation contained in deed;
Executed by: Anacortes Veneer Incorporated, a Washington corporation
Recording No.: 544162
As follows: "... warrant to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between Primary State Highway No. 1-AN Junction S.S.H. I-D to Anacortes.."
2. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,
Recording Date: April 10, 2000
Recording No.: 200004100079
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Maruice J. Fink and Helene M. Fink, Husband and Wife
Recording Date: January 20, 1987
Recording No.: 8701200063
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Thomas L. Collins and Sonia Collins, Husband and Wife
Recording Date: May 12, 1989
Recording No.: 8905120051
5. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,
Recording Date: June 7, 2005
Recording No.: 200506070001
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Ken Dickman and Vivian Dickman, Husband and Wife
Purpose: Ingress, egress and utilities
Recording Date: July 13, 2012
Recording No.: 201207130074
Affects: Portion of said premises
7. Accessory Dwelling Unit Covenant & Certificate of Owner Occupancy, including the terms, covenants and provisions thereof;
Recording Date: September 12, 2013
Recording No.: 201309120064
8. Assessments, if any, levied by City of Anacortes.
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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