



201410080101

Skagit County Auditor

10/8/2014 Page

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3

1:31PM

\$74.00

When recorded return to:

Thomas L. Dickens and Polly J. Dickens
4711 Woodside Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022173

CHICAGO TITLE

620022173

STATUTORY WARRANTY DEED

THE GRANTOR(S) George Devlin, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Thomas L. Dickens and Polly J. Dickens, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, PLAT OF PARKSIDE, according to the plat thereof, recorded in Volume 14 of Plats, pages
170 through 174, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P99119, 4552-000-019-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022173, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance.

Dated: October 2, 2014

George Devlin



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that George Devlin

(s) 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: October 3, 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143776
OCT 08 2014

Name: MARTIN E. LEHR
Notary Public in, and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15

Amount Paid \$9,083.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

- 1. 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 PARKSIDE:**

Recording No: 9103250003

- 2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 6, 1990
 Auditor's No.: 9009060042, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: Portion of said premises

- 3. 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
 Auditor's No.: 78125, records of Skagit County, Washington
 Affects: Said premises and other property

- 4. Amend covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: February 6, 1992
 Auditor's No(s): 9202060046, records of Skagit County, Washington
 Executed By: Puget Sound Development, a Partnership

Said instrument replaces declaration of restriction recorded under Auditor's File No. 9105300048, records of Skagit County, Washington.

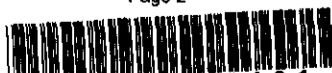
Amended by instrument recorded August 31, 2001, under Auditor's File No. 200108310164, records of Skagit County, Washington.

- 5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: February 6, 1992
 Auditor's No(s): 9202060046, records of Skagit County, Washington
 Imposed By: Parkside Owner's Association

- 6. Dues, charges, and assessments, if any, levied by Parkside Homeowners Association.

- 7. Liability to future assessments, if any, levied by the City of Anacortes.

- 8. 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.

