



201410100081

When recorded return to:
Timothy E. Larsen and Georgi A. Larsen
20196 Cavanaugh Court
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
10/10/2014 Page 1 of 4 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022339

CHICAGO TITLE
620022339

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry Thompson and Sue Thompson, 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 Timothy E. Larsen and Georgi A. Larsen, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 90-82, approved July 1, 1990, recorded July 3, 1991, in Volume 9 of Short Plats, page 385, under Auditor's File No. 9107030007, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northeast Quarter of Section 17, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running North and South through the Northeast Quarter of the Northwest Quarter of Section 17, Township 33 North, Range 5 East of the Willamette Meridian, which lies East of the centerline of said right of way and within said subdivision, and which lies between the Westerly extension of the Northerly and Southerly lines of said Lot 2, Skagit County Short Plat No. 90-82, approved July 1, 1990, recorded July 3, 1991, in Volume 9 of Short Plats, page 385, under Auditor's File No. 9107030007, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northeast Quarter of Section 17, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL C:

An easement for ingress, egress and utilities over, under and across Cavanaugh Court, as shown on the face of Skagit County Short Plat No. 90-82, approved July 1, 1990, recorded July 3, 1991, in Volume 9 of Short Plats, page 385, under Auditor's File No. 9107030007, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northeast Quarter of Section 17, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number: P108141

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 3817
OCT 10 2014

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WA-CT-FNRV-02150 620019-620022339

Amount Paid \$7,480.00
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P108141 / 330517-2-001-1200

Subject to:

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

Dated: October 6, 2014

Terry Thompson
Terry Thompson

Sue Thompson
Sue Thompson

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Terry Thompson + Sue Thompson 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: 10-07-14

Tracy J. Crain
Name: Tracy J. Crain
Notary Public in and for the State of Washington
Residing at: Arbutus
My appointment expires: 1-19-15

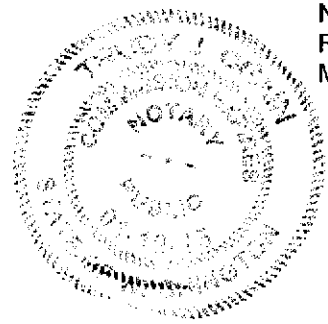


EXHIBIT "A"
Exceptions

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: May 18, 1913
Auditor's No.: 97183, records of Skagit County, Washington
Executed By: Union Lumber Company

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 28, 1913
Auditor's No(s): 99016, records of Skagit County, Washington
In favor of: Atlas Lumber Company
For: Right-of-way for railroad
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541540, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Right-of-way for pipeline
4. 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: December 8, 1986
Auditor's No.: 8612080087, records of Skagit County, Washington
Executed By: Pope & Talbot, Inc.
5. 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: December 20, 1988
Auditor's No(s): 8812200042, records of Skagit County, Washington
Executed By: Jerry Hammer and Robert Starry
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 27, 1993
Auditor's No(s): 9305270052, records of Skagit County, Washington
In favor of: State of Washington
For: Public recreation purposes Centennial Trail Highway 9
Affects: Parcel B
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 SKAGIT COUNTY SHORT PLAT NO. 90-82:

Recording No: 9107030007

8. 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;



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EXHIBIT "A"

Exceptions (continued)

- Recorded: October 8, 1999
Auditor's No(s): 199910080066, records of Skagit County, Washington
Executed By: A.L.R.T. Corporation and Jerry Hammer
9. 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: April 4, 2000
Auditor's No(s): 200004040070, records of Skagit County, Washington
Executed By: Associated S & L, LLC
10. Agreement, including the terms and conditions thereof, entered into;
By: Associated S & L, LLC
And Between: Public
Recorded: April 4, 2000
Auditor's No.: 200004040069, records of Skagit County, Washington
Providing: Easement Agreement
11. Reservations if any reserved by B.N.R.R. over the right of way portion.
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 22, 2002
Auditor's No(s): 200202220099, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Northwest Pipeline Corporation right-of-way and easement
13. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 5, 1999
Auditor's No.: 9901050014, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
14. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or adjacent to Designated Natural Resource Lands;
Recorded: October 29, 2003
Auditor's No(s): 200310290178, records of Skagit County, Washington
15. Agreement, including the terms and conditions thereof, entered into;
By: Northwest Pipeline, Inc.
And Between: John H. Wepler and Diana M. Wepler
Recorded: March 19, 2002
Auditor's No.: 200203190092, records of Skagit County, Washington
Providing: Timber sale
16. City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM:

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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