



201410150043

Skagit County Auditor

\$75.00

10/15/2014 Page

1 of

4 11:33AM

When recorded return to:

Frieda R. Fuhrmann and Christopher P. Fuhrmann
436 Oak Hill Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022033

CHICAGO TITLE
620022033

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sherri Stites, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Frieda R. Fuhrmann and Christopher P. Fuhrmann, wife and
husband

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4 of Skagit County Short Plat No. 97-0004, approved September 22, 1997, recorded October 1,
1997, Volume 13 of Short Plats, page 49, under Auditor's File No. 9710010095, records of Skagit
County Washington, being a portion of the Northwest Quarter of the Southeast Quarter of Section
25, Township 36 North Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P48276 / 360325-4-004-0103

Subject to:

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

Dated: October 14, 2014

Sherri Stites
Sherri Stites

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143869
OCT 15 2014

Amount Paid \$ 1,411.²⁰
Skagit Co. Treasurer
By mm Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Sherrin Stites
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10-15-14

[Signature]
Name: Trudy J Cain
Notary Public in and for the State of WASH
Residing at: Wenatchee
My appointment expires: 1-19-15

Trudy J Cain



EXHIBIT "A"
Exceptions

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 18, 1944
Auditor's No(s): 376752, records of Skagit County, Washington
In favor of: Bloedel Donovan Timber Co.
For: Road Purposes
Affects: the North 30 feet of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: J.W. Van Allen
Purpose: Road
Recording Date: February 7, 1951
Recording No.: 456622
Affects: An undisclosed portion along the North line of the subject property. Said easement affects the subject property by implication, as said document affects property to the North and includes the phrase "and to include owners of tract to the South thereof".

3. 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. 97-0004:

Recording No: 9710010095

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 1, 1997
Auditor's No(s): 9710010096, records of Skagit County, Washington
In favor of: Skagit County
For: Native Growth Protection Area

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Steven M. Van Allen and Maryanne E. Van Allen, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: October 18, 1999
Recording No.: 199910180002
Affects: North 30 feet of said premises and other property

6. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: October 18, 1999
Recording No.: 199910180003

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 23, 2009
Recording No.: 200912230062
Affects: The North 30 feet of said premises

8. City, county or local improvement district assessments, if any.

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



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EXHIBIT "A"

Exceptions
(continued)

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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