



201410200086

Skagit County Auditor 10/20/2014 Page 1 of 2 1:53PM \$73.00

When recorded return to: Theodore B. Maxson and Deborah J. Maxson 709 Central Place Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2014 3931 OCT 20 2014

Filed for record at the request of:



CHICAGO TITLE COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273 Escrow No.: 620022410

Amount Paid \$ 3,253.<sup>50</sup> Skagit Co. Treasurer By *nam* Deputy

CHICAGO TITLE 620022410

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul R. Sherrick and Lacey D. Sherrick, 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 Theodore B. Maxson and Deborah J. Maxson, husband and wife

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

Lot 8, CENTRAL PLACE, according to the plat thereof, recorded in Volume 16 of Plats, pages 103 and 104, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108702 / 4674-000-008-0000

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620022410, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part here of as Exhibit "A".

Dated: October 16, 2014

Signatures of Paul R. Sherrick and Lacey D. Sherrick



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Paul R. Sherrick and Lacey D. Sherrick 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: 10/17/14

Signature of Notary Public: Deborah K. Klick
Name: DEBORAH K. KLICK
Notary Public in and for the State of WA
Residing at: Sedro Woolley, WA
My appointment expires: 8/19/18

EXHIBIT "A"  
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 PLAT OF CENTRAL PLACE.  
Recording No: 9605290068
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 12, 1995  
Auditor's No(s): 9501120048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:  
Being located as constructed or to be constructed on the above described property generally described as follows:  
EASEMENT NO. 1: All streets and road rights-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)  
EASEMENT NO. 2: A strip of land 7 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.  
EASEMENT NO. 3: The West 15 feet of the South 5 feet of the North 67 feet of the above described property (for guy wire and anchor purposes only).
3. Covenants, conditions, and restrictions contained in instrument(s), 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: June 1, 1994  
Auditor's No(s): 9406010117, records of Skagit County, Washington  
Executed By: Robert C. Parker and Ardis A. Parker
4. Covenants, conditions, restrictions, and easements 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: May 29, 1996  
Auditor's No(s): 9605290069, records of Skagit County, Washington  
Executed By: Kendall D. Gentry
5. Assessments, if any, levied by City of Sedro-Woolley.
6. 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 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.

