



Skagit County Auditor \$75.00
10/30/2014 Page 1 of 4 11:38AM

When recorded return to:
Trent M. Kitchen and Whitney Kitchen
7505 Pipeline Road
Sedro Woolley, WA 98284

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022304

CHICAGO TITLE
620022304

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Stiles and Rhea Stiles, 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 Trent M. Kitchen and Whitney Kitchen, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southeast Quarter of Section 8, Township 35 North, Range 6 East of the
Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a
part hereof.

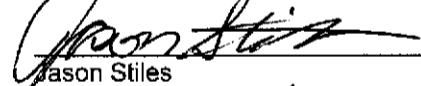
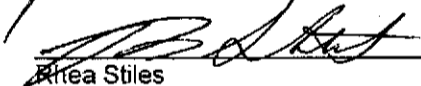
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P40869, 350608-4-002-0005, P40870, 350608-4-003-0004, P40878,
350608-4-005-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022304, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 16, 2014


Jason Stiles

Rhea Stiles

20144077
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 30 2014


Amount Paid \$ 6039.20
Skagit Co. Treasurer
By  Deputy

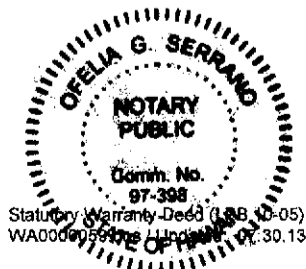
State of Hawaii
County of Kauai

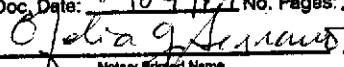
I certify that I know or have satisfactory evidence that
Jason Stiles and Rhea Stiles

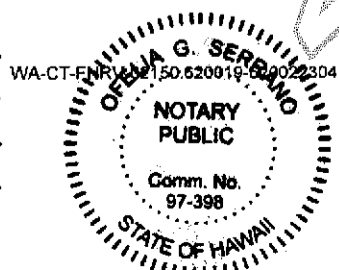
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10/24/2014


Name: **OFELIA G. SERRANO**
Notary Public in and for the State of Hawaii
Residing at: 1111C, Kauai Hawaii 96766
My appointment expires: AUG 07 2017



Doc. Description: Statutory
Warranty Deed
Page 1
Doc. Date: 10/24/14 No. Pages: 1

Notary Printed Name: **OFELIA G. SERRANO**
Jud. Circuit



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 21, 1923
Auditor's No(s): 166288, records of Skagit County, Washington
In favor of: Puget Sound Baker and River Railway Company
For: Railroad purposes
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 15, 1925
Auditor's No(s): 184889, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 17, 1939 and March 30, 1937
Auditor's No(s): 313186 and 288276, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Purpose of constructing and maintaining a road for forest protection purposes
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1948
Auditor's No(s): 424397, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Said instrument is a re-recording of instrument (s);
Recorded: July 22, 1948
Auditor's File No(s): 420878, records of Skagit County, Washington
5. Exceptions and reservations as contained in instrument;
Recorded: March 18, 1944
Auditor's No.: 369936, records of Skagit County, Washington
Executed By: Josephine Robinson
As Follows: Reserves a right of way across the above described premises for the purpose of providing ingress and egress to other property of the Sellers; providing however, that if any cleared land is taken for said right of way, the Sellers, their successors or assigns, will pay to the Purchaser, a reasonable amount for any damage occasioned by the taking of the cleared land. Also reserving to the Sellers, their successors or assigns, all water rights and water storage rights which may be now or in the future used or required by the Sellers, their successors or assigns, together with the right to go upon or across said property to make all reasonable repairs replacements or extensions necessary for the maintenance of said water system. Also reserving to the sellers, their successors or assigns, the right of way over and across the C.C.C. road now located on said premises.
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 20, 1944
Auditor's No(s): 373126, records of Skagit County, Washington
In favor of: Josephine Robinson and Carol Dobson
For: Water pipeline
Affects: As located in the Northwest of the Southeast Quarter of said section as located
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 1, 1965
Auditor's No(s): 670286, records of Skagit County, Washington
In favor of: Bechtel Corporation
For: Water pipeline
Affects: A 40 foot wide strip, going in a generally Westerly direction across the East Half of the Southeast of said section as located
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 27, 1990
Auditor's No(s): 9009270033, records of Skagit County, Washington
In favor of: Glen Tenneson
For: Ingress, egress and utilities
Affects: The Northerly portion of said premises



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SCHEDULE "B"

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 14, 2004
Auditor's No(s): 200406140008, records of Skagit County, Washington
In favor of: Lyle and Elaine McKibbin
For: Ingress, egress and utilities
Affects: Existing road across said premises
10. Terms, conditions, and restrictions of that instrument entitled Notice of Development
Moratorium On Non-Forestry Use of Land;
Recorded: September 27, 2004
Auditor's No(s): 200409270115, records of Skagit County, Washington
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 2007
Auditor's No(s): 200711050179, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary
appurtenances
12. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
Recorded: February 10, 2009
Auditor's No(s): 200902100003, records of Skagit County, Washington
13. Terms, conditions, and restrictions of that instrument entitled Surface Water Source Limited
Mitigation Summary;
Recorded: June 10, 2009
Auditor's No(s): 200906100007, records of Skagit County, Washington
14. Skagit County Planning & Development Services - Lot of Record Certification, including the
terms, covenants and provisions thereof;
Recording Date: November 12, 2008
Recording No.: 200811120037
15. Terms and conditions contained in Application for Current Use Classification (entered into
pursuant to RCW 84.34); Notice of Approval
Recorded: December 5, 1972
Auditor's No.: 77763, records of Skagit County, Washington
Classification: Farm and Agricultural Land
Modified thereof;
Recorded: March 3, 1993
Auditor's No.: 9303030050, records of Skagit County, Washington
Continued thereof;
Recorded: May 28, 2009
Auditor's No.: 200905280088, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

16. 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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EXHIBIT A

Order No.: 620022304

For APN/Parcel ID(s): P40869, 350608-4-002-0005, P40870, 350608-4-003-0004, P40878 and 350608-4-005-0002

That portion of the Southeast Quarter of Section 8, Township 35 North, Range 6 East of the Willamette Meridian, lying Easterly of the CCC Road and described as follows:

Commencing at the Southeast corner of said Section 8;
Thence North 01°43'40" West along the East line of said Section 8, a distance of 1,940.08 feet to the point of beginning of this description;
Thence North 86°58'08" West, a distance of 1,475.82 feet to the Easterly right-of-way line of the County Road (Pipeline Road – CCC Road);
Thence North 36°37'48" East along said right-of-way, a distance of 354.13 feet;
Thence continuing along said right-of-way North 10°31'03" East, a distance of 76.80 feet;
Thence continuing along said right-of-way North 39°04'04" East, a distance of 128.63 feet;
Thence continuing along said right-of-way North 20°40'48" East, a distance of 231.12 feet to the North line of the Southeast Quarter of said Section 8;
Thence South 88°54'35" East, along said North line, a distance of 1,063.82 feet to the Northeast corner thereof;
Thence South 1°43'40" East along the East line of said Section, a distance of 733.93 feet to the point of beginning;

(Also known as Tract 4 of a Survey recorded November 20, 1992, in Volume 13 of Surveys, page 123, under Auditor's File No. 9211200047, records of Skagit County, Washington.)

Situated in Skagit County, Washington.



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