

When recorded return to:
Elizabeth S. Zebold
P.O. Box 173
Bow, WA 98232

201411140094
Skagit County Auditor \$74.00
11/14/2014 Page 1 of 3 4:21PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022464

CHICAGO TITLE
620022464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pamela Hoekstra, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Elizabeth S. Zebold, at *Single woman* and David Bale, at
single man
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the South Half of the Southwest Quarter of Section 12, Township 35 North, Range
3 East of the Willamette Meridian, lying Easterly of the Burlington Northern Railroad and Westerly
of the Pearson Road, described as follows:

Commencing at the South One Quarter corner of said Section 12;
thence North 88°58'42" West along the South line of said section a distance of 1339.08 feet to the
East line of said Burlington Northern Railroad;
thence North 26°01'42" West along the said East line of the Burlington Northern Railroad a
distance of 956.39 feet to the true point of beginning;
thence continue North 26°01'42" West a distance of 272.93 feet;
thence South 88°48'40" East a distance of 910.00 feet, more or less, to the West boundary of said
Pearson Road;
thence Southeasterly along said Pearson Road a distance of 273.00 feet, more or less, to the
intersection with a line bearing South 88°58'52" East from the true point of beginning;
thence North 88°58'42" West a distance of 907.00 feet, more or less, to the true point of beginning;

EXCEPT that portion thereof, if any, lying within the South 852.08 feet of said subdivision.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P90026 / 350312-3-004-0804

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022464, Schedule B, Special Exceptions, and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 3, 2014

Pamela Hoekstra

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144316
NOV 14 2014

Amount Paid \$ 5482.⁹³
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

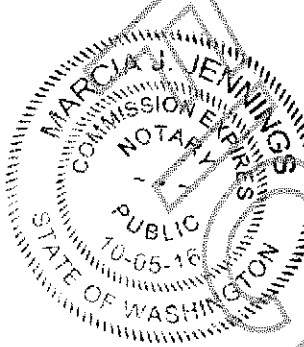
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Pamela Hoekstra
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: November 3, 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: STORD - WOODLEY WA
My appointment expires: 10/5/2016



201411140094

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 19, 1947
Auditor's No(s): 404591, records of Skagit County, Washington
In favor of: Abe Landaas and Burl Wiles
For: Easement for the construction and maintenance of a water pipe line
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 18, 1954
Auditor's No(s): 505367, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation
For: Easement for oil pipe line, etc.
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Terms, conditions, and restrictions of that instrument entitled Title Notification development Activities on/or Adjacent to Designated Natural Resource Lands;
Recorded: August 22, 2001
Auditor's No(s): 200108220105, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Aerobic Treatment Unit Service Agreement;
Recorded: January 9, 2002
Auditor's No(s): 200201090089, records of Skagit County, Washington
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: February 1, 2002
Auditor's No(s): 200202010134, records of Skagit County, Washington
6. Notice re: Bylaws and Service Area

Recording Date: November 16, 2009
Recording No.: 200911160063
7. 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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