

When recorded return to:  
Gordon H. Wiren and Carol A. Wiren  
22907 Prairie Road  
Sedro Woolley, WA 98284

201411240099 \$74.00  
Skagit County Auditor  
11/24/2014 Page 1 of 3 12:59PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022465

CHICAGO TITLE  
620022465

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlotte E. Stougaard, 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 Gordon H. Wiren and Carol A. Wiren, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 3 of Skagit County Short Plat No. 12-87, 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): P113675 / 360426-1-005-0400, P50015 / 360426-1-005-0106

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022465, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: November 12, 2014

Charlotte E. Stougaard  
Charlotte E. Stougaard

2014 4446  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

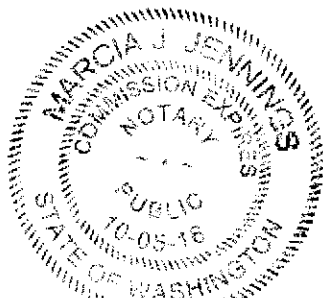
NOV 24 2014

Amount Paid \$ 4446.00  
Skagit Co. Treasurer  
By MF Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Charlotte E. Stougaard  
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: November 20, 2014



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

## EXHIBIT "A"

Order No.: 620022465

For APN/Parcel ID(s): P113675 / 360426-1-005-0400 and P50015 / 360426-1-005-0106

### PARCEL A:

Tract 3 of Skagit County Short Plat No. 12-87, approved June 11, 1987, recorded June 15, 1987 in Volume 7 of Short Plats, page 182, under Auditor's File No. 8706150007, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Northeast Quarter of Section 26, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

### PARCEL B:

A twenty foot wide easement for ingress, egress and utilities over, under and across Lot 1 of Skagit County Short Plat No. 12-87, approved June 11, 1987, recorded June 15, 1987 in Volume 7 of Short Plats, page 182, under Auditor's File No. 8706150007, records of Skagit County, Washington the centerline of which is described as follows:

Commencing at the Southeast corner of Lot 1 of said Short Plat;  
Thence South 74 degrees 57'28" West along the South line thereof, a distance of 104.34 feet to the initial point of this centerline description;  
Thence North 07 degrees 33'30" East, a distance of 24.32 feet;  
Thence North 27 degrees 15'34" East, a distance of 129.15 feet;  
Thence North 43 degrees 49'13" East, a distance of 13.88 feet;  
Thence North 63 degrees 35'11" East, a distance of 33.98 feet to a point on the East line of said Lot 1 which is 136.98 feet North of the Southeast corner thereof and the terminal point of this centerline description.

Situated in Skagit County, Washington.



201411240099

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: May 8, 1974  
Recording No.: 800524  
As Follows:  
"Owners agree to allow reasonable public access for the purpose of recreational activities commensurate with the area, except that owners may restrict their land from camping and motor vehicles.
2. 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. 12-87:  
Recording No: 8706150007
3. Driveway maintenance agreement disclosed by instrument recorded December 19, 1997 under Auditor's File No. 9712190135, as follows:  
  
DRIVEWAY MAINTENANCE  
Lot owner 1, lot owner 2, and lot owner 3 agree to share driveway maintenance costs maintaining the condition of the driveway consistent with the current standard.  
  
First road segment on lot 1 maintenance, Prairie Road to and including intersection, to be shared by all three lot owners maintaining the existing condition of road with a 5/8 minus gravel wear surface.  
  
Short segment on lot 1 from intersection to lot 3 property line to be maintained by lot 3 owner.  
  
Long segment on lot 1 to lot 2 property line to be maintained by lot 1 and lot 2 owners with 5/8 minus gravel on hill section.  
  
The current road condition standard can be upgraded by affected lot owners in agreement.
4. Agreement, including the terms and conditions thereof, entered into  
Recording Date: March 7, 2008  
Recording No.: 200803070064  
Regarding: License Agreement for business sign
5. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:  
Recording Date: May 8, 1974  
Recording No.: 800524  
  
Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.  
Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
6. City, county or local improvement district assessments, if any.
7. 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.

