



201412190036

When recorded return to:  
Eric M. Fohn and Anna N. Fohn  
15181 Deschutes Court  
Mount Vernon, WA 98273

Skagit County Auditor \$74.00  
12/19/2014 Page 1 of 3 11:19AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022776

CHICAGO TITLE  
620022776

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James Tosti and Patricia Tosti, 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 Eric M. Fohn and Anna N. Fohn, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, PLAT OF CREEKSIDE MEADOWS, as recorded February 9, 2010 under Auditor's File No.  
201002090002, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130048 / 4991-000-005-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022776, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: December 16, 2014

James Tosti  
James Tosti  
Patricia Tosti  
Patricia Tosti

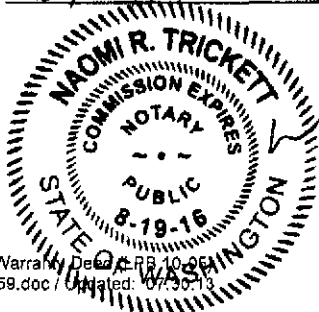
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144827  
DEC 19 2014

Amount Paid \$ 7124.11  
Skagit Co. Treasurer  
By Manve Deputy

State of WA  
County of King

I certify that I know or have satisfactory evidence that  
James Tosti & Patricia Tosti  
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: 12/17/14



Naomi R. Trickett  
Name: Naomi R. Trickett  
Notary Public in and for the State of WA  
Residing at: Manve, WA  
My appointment expires: 8/19/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Agreement, including the terms and conditions thereof, entered into;  
Recorded: May 24, 1917  
Auditor's No.: 119184, records of Skagit County, Washington  
Providing: Dedication of property as public highway
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 18, 1956  
Auditor's No(s): 543043, records of Skagit County, Washington  
In favor of: Harold Gribble, et ux, et al  
For: To enter upon and clear out obstructions in the bed, and lower the bed of Nookachamps Creek  
Affects: Portion of subject property
4. Matters as disclosed and/or delineated on the face of the following Short Plat:  
Short Plat No.: 89-79  
Recorded: December 19, 1979  
Auditor's File No.: 7912190032  
Said matters include but are not limited to the following:  
  
Lot 1 will be served by an individual well. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells, and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.  
Water – Existing well for Lot 1 only; Lot 2 – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.  
Sewer – Individual septic tanks
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 1987  
Auditor's No(s): 8706160048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Terms, conditions, and restrictions of that instrument entitled NOTICE OF MORATORIUM ON NON-FORESTRY USE OF LAND;  
Recorded: May 28, 2002  
Auditor's No(s): 200205280264, records of Skagit County, Washington  
In Favor of: Skagit County
7. Waiver of Six Year Development Moratorium  
Recording Date: January 4, 2007  
Recording No.: 200701040111
8. 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: August 18, 2008  
Recording No.: 200808180094



**SCHEDULE "B"**  
**Special Exceptions (continued)**

9. 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 CREEKSIDE MEADOWS:  
Recording No.: 201002090002
10. Plat Lot of Record Certification  
Recording Date: February 9, 2010  
Recording No.: 201002090003
11. Protected Critical Area Easement  
Recording Date: February 9, 2010  
Recording No.: 201002090004
12. 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, 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 in the document  
Recording Date: February 9, 2010  
Recording No.: 201002090005
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: February 9, 2010  
Auditor's No(s): 201002090005, records of Skagit County, Washington  
Imposed By: Windward Real Estate Services, Inc.
14. Agreement Operation Maintenance & Monitoring Requirement for Proprietary onsite sewage systems  
Executed by: Windward Real Estate Services, Inc.  
Recording Date: July 11, 2011  
Recording No.: 201107110100
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Cascade Natural Gas Corporation, a Washington corporation  
Purpose: Gas line  
Recording Date: March 1, 2013  
Recording No.: 201303010108  
Affects: Portion of said premises and other property
16. City, county or local improvement district assessments, if any.
17. 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.

