

201501300114

When recorded return to:  
Gerik P. Shinn  
17422 West Big Lake Boulevard  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Skagit County Auditor  
1/30/2015 Page 1 of 1

\$73.00  
2 12:39PM

2015 303  
JAN 30 2015

Amount Paid \$ 5807.80  
Skagit Co. Treasurer  
By VTF Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022937

CHICAGO TITLE  
620022937

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth C. Bechtel, 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 Gerik P. Shinn, a married man as his sole and separate  
property

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL 12-0114, approved November 16, 2012 and  
recorded November 19, 2012 under Auditor's File No. 201211190202, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P29923 / 340436-0-049-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022937, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: January 29, 2015

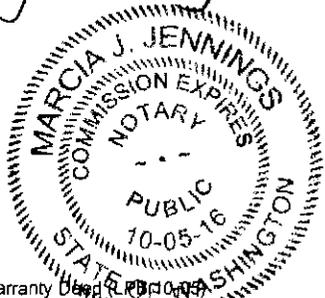
Kenneth C. Bechtel  
Kenneth C. Bechtel

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Kenneth C. Bechtel  
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: January 29, 2015

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



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Right granted to Oscar H. Forslund by instrument executed by Oscar Carlson, party of the first part  
 Recording Date: July 19, 1923  
 Recording No.: 166232
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry  
 Grantor: State of Washington  
 Recording No.:
3. Skagit County Hearing Examiner Conditional Use Permit CU-30-009 and the terms and conditions thereof  
 Recording Date: October 21, 1982  
 Recording No.: 8210210042  
 Regarding: Mobile Home
4. Skagit County Planning & Development Services Lot of Record Certification  
 Recording Date: August 17, 2012  
 Recording No.: 201208170071
5. 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 SKAGIT COUNTY SHORT PLAT NO. PL 12-0114:  
 Recording No: 201211190202
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
 Recording Date: November 19, 2012  
 Recording No.: 201211190202  
 Matters shown: Encroachment of a fence onto the right of way of W. Big Lake Blvd by an undisclosed amount and encroachment of a fence onto the property to the North by approximately 1.3 feet.
7. Protected Critical Area Agreement and the terms and conditions thereof  
 Recording Date: November 19, 2012  
 Recording No.: 201211190204
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Skagit County Sewer District No. 2.
10. 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.

