



When recorded return to:  
Frances M. Banasick  
615 Cedar Tree Drive  
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00  
7/15/2015 Page 1 of 3 1:39PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024256

CHICAGO TITLE

620024256

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise L. Liedkie, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Frances M. Banasick, a single woman

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

Lot 8, NORTH CENTRAL DIVISION, according to the plat thereof, recorded in Volume 15 of Plats,  
pages 46 and 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102017 / 4586-000-008-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024256, Schedule B, Special Excpetions, which are attached hereto  
and made a part hereof.

Dated: July 13, 2015

Denise L. Liedkie  
Denise L. Liedkie

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152716  
JUL 15 2015

State of IDAHO

County of NEZ PERCE

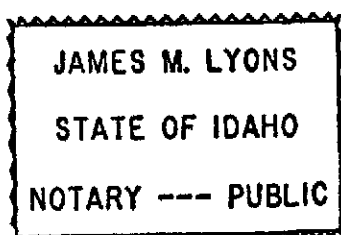
Amount Paid \$4,544.<sup>00</sup>  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that

Denise L. Liedkie

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: 07/14/2015



James M. Lyons  
Name: JAMES M. LYONS  
Notary Public in and for the State of IDAHO  
Residing at: Genesee, ID 83832  
My appointment expires: 06/04/2019

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: February 26, 1935  
Auditor's No.: 267764, records of Skagit County, WA  
In favor of: Drainage District No. 14  
For: Drainage ditch  
The exact location and extent of easement is undisclosed of record.
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: December 17, 1956  
Auditor's No.: 545341, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof  
The exact location and extent of said easement is not disclosed of record.
3. Easement, including the terms, covenants, and provisions thereof, reserved by instrument  
Recorded: October 20, 1969  
Auditor's No.: 732135, records of Skagit County, WA  
For: Right-of-way across existing road and water pipeline  
The exact location and extent of said easement is not disclosed of record.
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: November 16, 1982  
Auditor's No.: 811160024, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof  
Said instrument is a re-recording of Auditor's File No. 8211090036, records of Skagit County, Washington, and amends and supplements the easement granted to Cascade Natural Gas Corporation under Auditor's File No. 545341, records of Skagit County, Washington.
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: June 9, 1983  
Auditor's No.: 8306090019, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: 60 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof  
Said easement corrects and replaces the right-of-way recorded under Auditor's File Nos. 8211090034 and 821160025, records of Skagit County, Washington.
6. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: March 25, 1992  
Auditor's No.: 9203250071, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: Right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof  
Said easement supersedes and replaces easement granted under Auditor's File No. 9203050076, records of Skagit County, Washington.
7. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: April 22, 1992  
Auditor's No.: 9204220112, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width across all lots, tracts, and spaces within said plat, coincident with and parallel to all streets and roads
8. 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 NORTH CENTRAL DIVISION:  
Recording No: 9208280164

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

9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;  
Recorded: September 29, 1992  
Auditor's Nos.: 9209290104 and 9209290105, records of Skagit County, WA
10. Bylaws of the North Central and Brickyard Creek Community Association  
Recorded: April 30, 1993  
Auditor's No.: 9304300085, records of Skagit County, WA
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
Recorded: September 29, 1992 and April 30, 1993  
Auditor's Nos.: 9209290104, 9209290105, and 9304300085, records of Skagit County, WA  
Imposed by: North Central and Brickyard Creek Community Association
12. Terms and conditions of that instrument;  
Recorded: April 30, 1993  
Auditor's No.: 9304300086, records of Skagit County, WA
13. Assessments, if any, levied by North Central and Brickyard Creek Community Association..
14. Assessments, if any, levied by City of Sedro-Woolley.
15. 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.