



201507200078

When recorded return to:  
Michael J. Jorgensen  
5314 Roney Road  
Bow, WA 98232

Skagit County Auditor \$73.00  
7/20/2015 Page 1 of 2 1:30PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022395

**CHICAGO TITLE**  
**620022395 STATUTORY WARRANTY DEED**

THE GRANTOR(S) William F. Oehlman and Pamela J. Oehlman, 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 Michael J. Jorgensen, An unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot C, Skagit County Short Plat No. PL-03-0627, as approved on November 9, 2004 and recorded  
November 12, 2004, under Auditor's File No. 200411120170, records of Skagit County,  
Washington; being a portion of Government Lot 4, Section 25, Township 36 North, Range 2 East  
of the Willamette Meridian.

Situate in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122367 / 360235-0-020-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022395, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: <sup>16</sup> July 15, 2015  
  
William F. Oehlman

Pamela J. Oehlman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152005  
JUL 20 2015  
Amount Paid \$ 285300  
Skagit Co. Treasurer  
By Deputy

State of CALIFORNIA  
County of LOS ANGELES

I certify that I know or have satisfactory evidence that  
WILLIAM F. DEHLMAN and PAMELA J. OEHLMAN  
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: July 16, 2015



Name: VIORICA MARCU  
Notary Public in and for the State of CA  
Residing at: LOS ANGELES COUNTY, CA  
My appointment expires: 08/04/2018

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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. 15-87:  
Recording No: 8712140008
2. Covenants to share equal cost of maintenance and repair of an easement for ingress and egress as disclosed by declaration  
Recording Date: August 9, 1988  
Recording No.: 8808090025  
  
Amended by instrument:  
Recording Date: January 27, 1989  
Recording No.: 8901270100
3. Title Notification and the terms and conditions thereof  
Recording Date: July 28, 2004  
Recording No.: 200407280066
4. Non exclusive easement and maintenance declaration and the terms and conditions thereof  
Recording Date: November 12, 2004  
Recording No.: 200411120171
5. Protected Critical Area Site Plan and/or Easement and the terms and conditions thereof  
Recording Date: November 12, 2004  
Recording No.: 200411120172
6. 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. PL-03-0627:  
Recording No: 200411120170
7. 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: May 31, 2006  
Recording No.: 200605310167  
Affects: West 10 feet of the South 200 feet of said premises
8. 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.