

When recorded return to:

CARL WECKEL  
731 SOUTH WADE PLACE  
BURLINGTON, WA 98233



201603310114

Skagit County Auditor \$76.00  
3/31/2016 Page 1 of 4 3:03PM

Filed for Record at Request of  
WHATCOM LAND TITLE CO., INC.  
Escrow Number: W-128097

**Land Title and Escrow**

15 2832-0

Statutory Warranty Deed

Grantor: DANIEL F. DEMPSEY and LEORA M. DEMPSEY  
Grantee: CARL WECKEL

THE GRANTORS DANIEL F. DEMPSEY, who acquired title as DANIEL M. DEMPSEY and LEORA M. DEMPSEY, each as to an undivided 1/2 interest, as his/her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CARL WECKEL, ~~a single person~~ the following described real estate, situated in the County of SKAGIT, State of Washington

*\*an unmarried person*

LOT 18, "WADE PLACE SECOND ADDITION," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 122 AND 123, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: LOT 18, WADE PLACE 2<sup>ND</sup> ADD

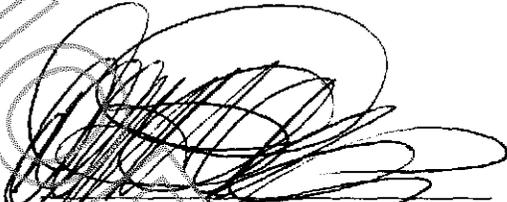
SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

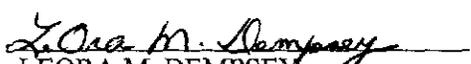
Tax Parcel Number(s): 4531-000-018-0000; P83914 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Dated March 25, 2016

2016 1118  
MAR 31 2016

Amount Paid \$ 5345.<sup>00</sup>  
Skagit Co. Treasurer  
By *YTF* Deputy

  
DANIEL F. DEMPSEY

  
LEORA M. DEMPSEY

STATE OF WASHINGTON }  
COUNTY OF NWITUM } SS:

I certify that I know or have satisfactory evidence that DANIEL F. DEMPSEY and LEORA M. DEMPSEY  
~~is~~ are the person ~~who~~ who appeared before me, and said person ~~acknowledged~~ acknowledged that HE/SHE/THEY  
signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 3/31/2016

  
James M. Concannon  
Notary Public in and for the State of WASHINGTON  
Residing at BELLINGHAM  
My appointment expires: 5/08/2017 6/3/2017



EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: August 4, 1920  
Auditor's No.: 143869  
In Favor Of: Skagit County Dairyman's Association  
For: Water main

The exact location and extent of said easement is not disclosed of record.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington, a Washington municipal corporation  
Purpose: Maintenance of natural drainage function of Gages Slough  
Area Affected: Portion of said premises  
Dated: June 4, 1984  
Recorded: June 15, 1984  
Auditor's No.: 8406150026

C. EASEMENT PROVISIONS AS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and the respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots; EXCEPT for the greater width as detailed hereon across lots 23 and 24; TOGETHER WITH those specific easements as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, and other equipment for the purpose of servicing the subdivision and other property with electric, telephone, gas, water and television services, together with the right to enter upon the lots at all times for the purposes stated.

D. EASEMENT DEDICATED ON THE FACE OF SAID PLAT:

For: Slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads

E. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: March 14, 1990  
Auditor's No.: 9003140003, records of Skagit County, WA  
Executed By: Robert F. Wade and Ruth R. Wade, Husband and Wife

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Underground utilities  
Area Affected: South 10 feet

EXCEPTIONS CONTINUED:

G. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Nolan D. Parker and Bonnie M. Parker, husband and wife  
Grantee: Roger L. Hansberry and Diane R. Hansberry, husband and wife  
Recorded: December 28, 2001  
Auditor's File No.: 200112280121  
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operations, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

...END OF EXHIBIT A...